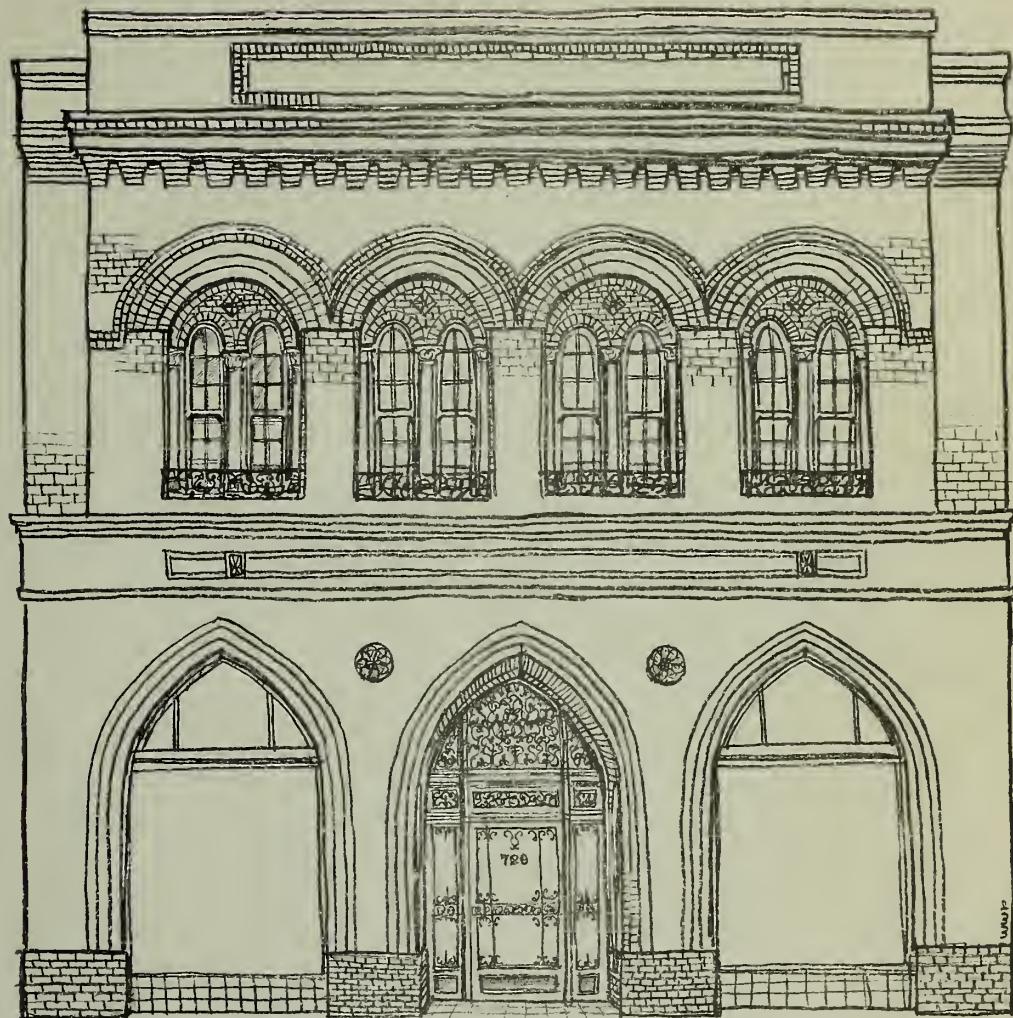




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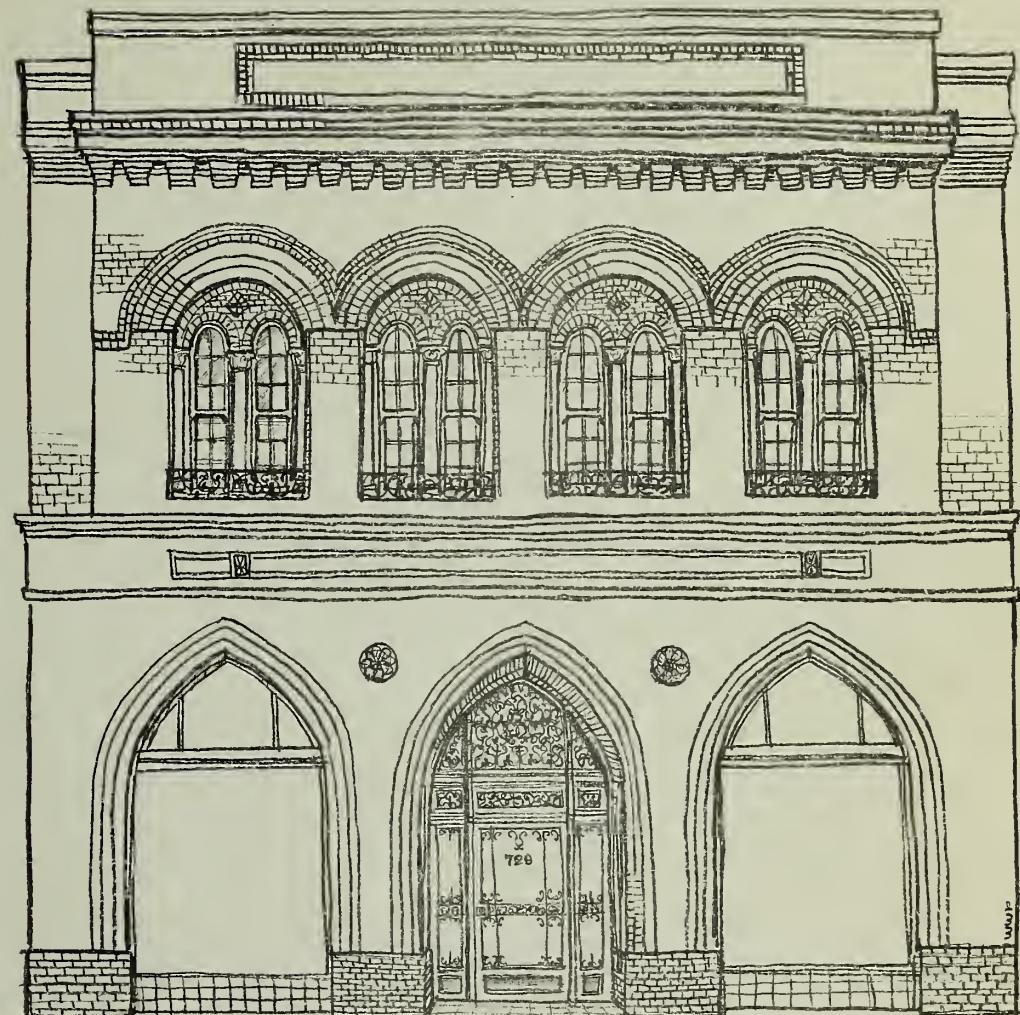


South of Market

D

REF  
711.4097  
So876





**South of Market**

5/S



*San Francisco Public Library*

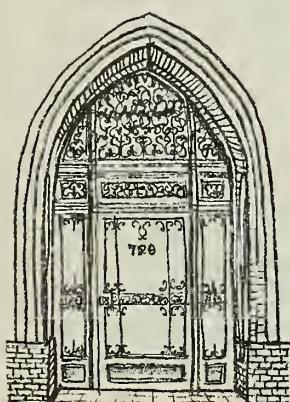
Government Information Center  
San Francisco Public Library  
100 Larkin Street, 5th Floor  
San Francisco, CA 94102

REFERENCE BOOK

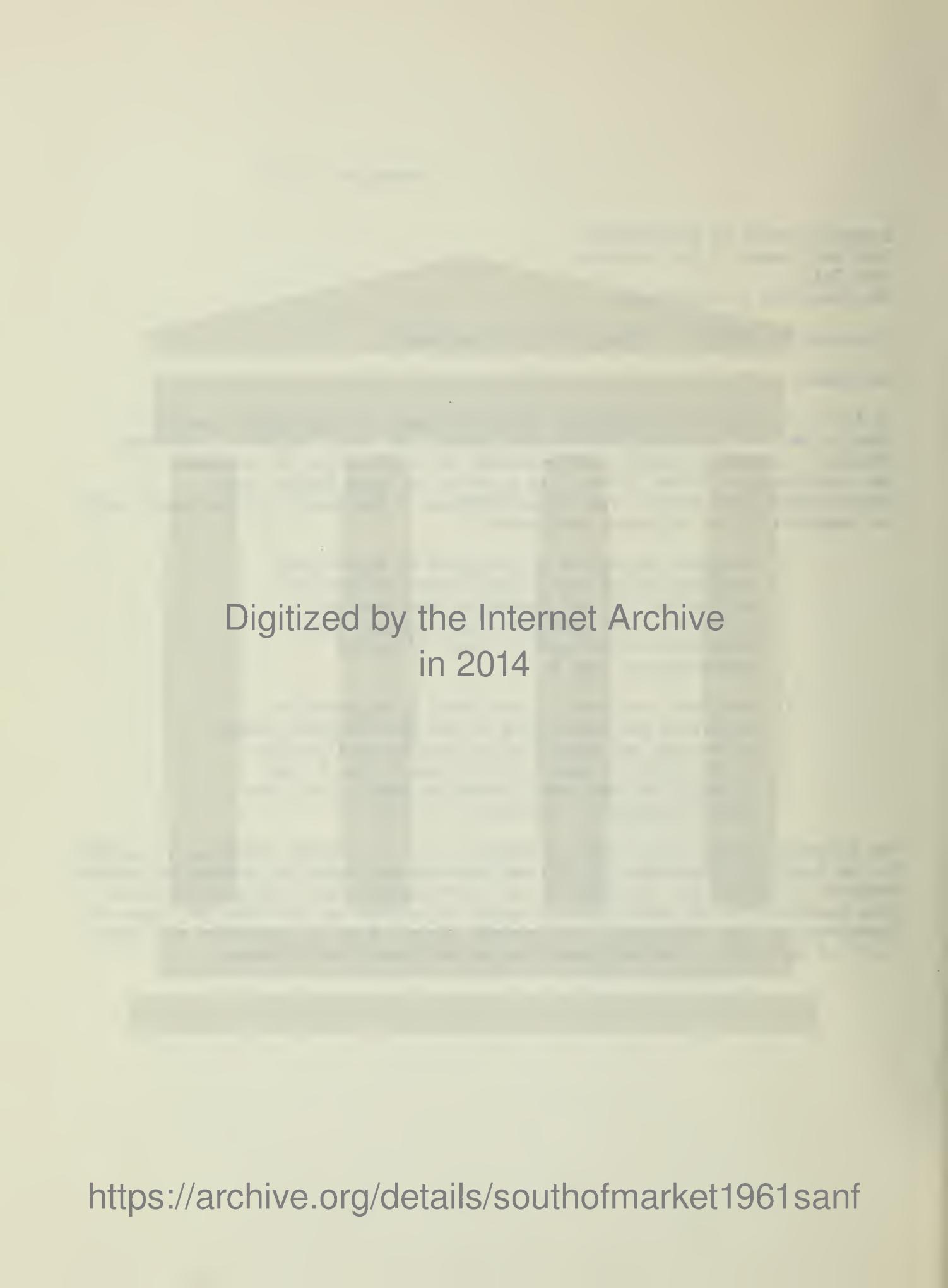
*Not to be taken from the Library*

**T**he city is a working city... Its main job is jobs. It is the people's major source of livelihood and provisioner... An appraisal of the kind of city people build is an appraisal of themselves...

"The Squeeze - Cities Without Space" 1960  
By Edward Higbee, Geographer and Economist



COVER DRAWING: The existing structure at 729 Mission Street represents a quality of building in the area which could be conserved. William E. Ehrenpfort received a permit for its construction on October 17, 1906. Construction was completed in 1907 at a cost of \$10,000. The two-story brick structure was designed by Architect Charles M. Rousseau of 2200 Pine Street. Rousseau incorporated Venetian arches on the second floor of the facade, and three Gothic arches on the ground floor. A wrought iron screen at the entrance and crenellations on the cornice complete the architecturally harmonious composition of the facade. For more than fifty years the building was the home of the Phoenix Day Company, wholesaler of custom-designed electrical fixtures.

A very faint, out-of-focus background image of a library or archive. It shows rows of tall, narrow bookshelves filled with books. The shelves are light-colored, and the books are also light-colored, creating a monochromatic, slightly hazy effect.

Digitized by the Internet Archive  
in 2014

<https://archive.org/details/southofmarket1961sanf>

Hon. Board of Supervisors  
City and County of San Francisco

-2-

November 7, 1961

In support of the actions requested of the Board of Supervisors there are enclosed the following:

1. Resolution 2386 approved by the San Francisco Redevelopment Agency at its regular meeting of November 7, 1961, requesting the Board of Supervisors to designate a redevelopment area to be known as South of Market Redevelopment Area D.
2. Resolution 2387 approved by the San Francisco Redevelopment Agency at its regular meeting of November 7, 1961, requesting the Board of Supervisors to approve the undertaking by the Redevelopment Agency of surveys and plans for an urban renewal project in South of Market Redevelopment Area D, and the filing of an application to the Housing and Home Finance Agency for an advance of funds.
3. Boundary map of South of Market Redevelopment Area D.
4. Survey and planning application data for South of Market Redevelopment Project Area D-1 consisting of the following:
  - a. Survey and Planning Application (Federal Form No. H-6100)
  - b. Urban Renewal Data (Federal Form H-6101)
  - c. Statement explaining why proposed urban area meets the eligibility requirements as a renewal area.
  - d. Evidence of community support
  - e. Locality Map
  - f. Existing Land Use Map
  - g. Project Area Conditions Map
  - h. Proposed Treatment Map
  - i. Survey and Planning Budget (Federal Form No. H-627)
  - j. Estimate of Federal Grant Requirements (Budget Data)

Favorable action by the Board of Supervisors on these two proposals is respectfully requested.

Sincerely,  
M. Justin Herman  
Executive Director

Enclosures



RESOLUTION DESIGNATING AND DESCRIBING A REDEVELOPMENT AREA WITHIN THE CITY AND COUNTY OF SAN FRANCISCO AS DEFINED IN AND PURSUANT TO THE COMMUNITY REDEVELOPMENT LAW OF CALIFORNIA, TO BE KNOWN AS REDEVELOPMENT AREA D- (South of Market)

WHEREAS, the Redevelopment Agency of the City and County of San Francisco, at a meeting held the 7th day of November, 1961, adopted Resolution No. 2386, recommending that the Board of Supervisors, acting on behalf of the City and County, designate as a Redevelopment Area the real property situated in said City and County and hereinafter described as Redevelopment Area D(South of Market), a certified copy of which Resolution has heretofore been filed with the Clerk of said Board of Supervisors; and

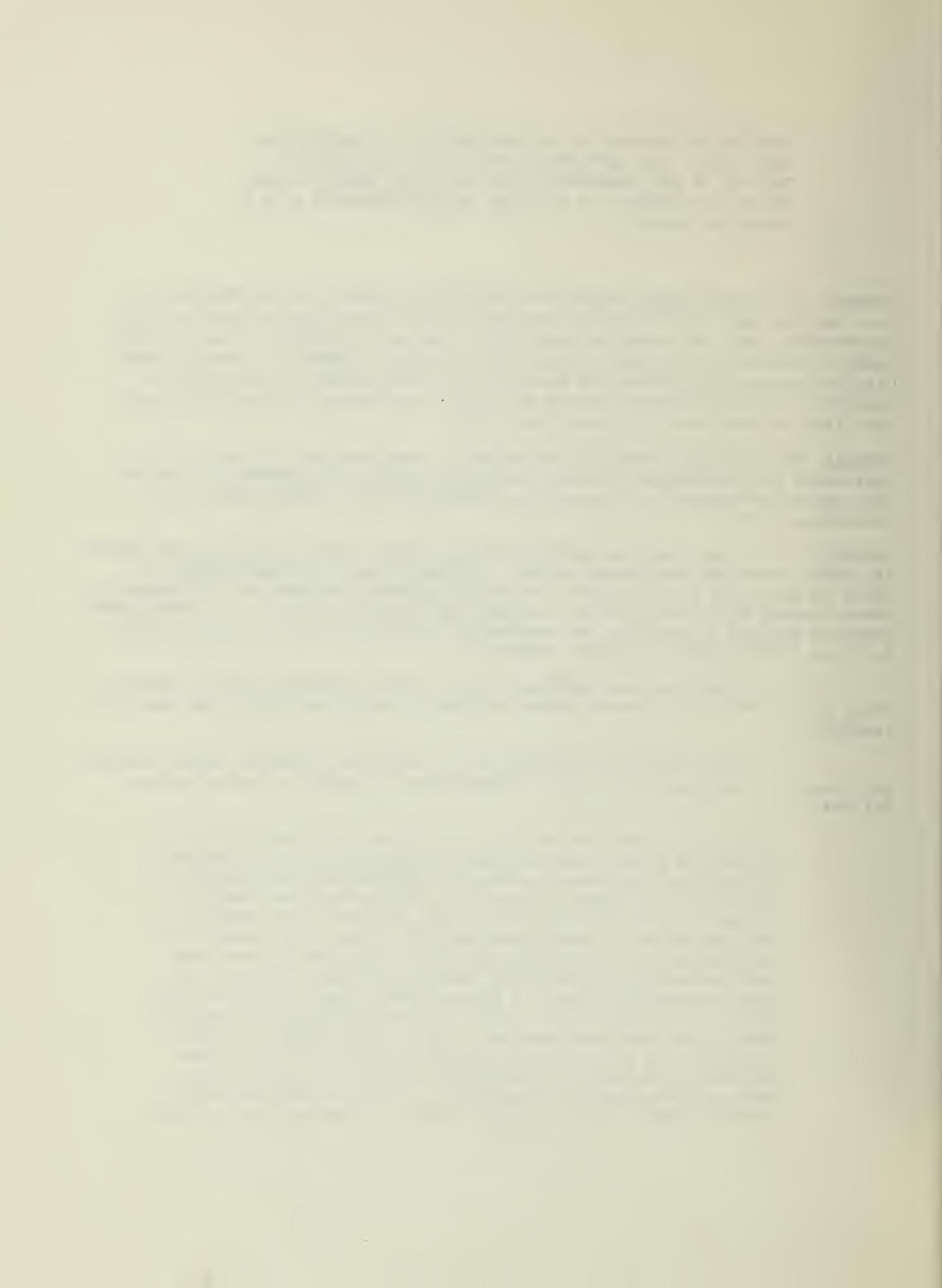
WHEREAS, the City and County of San Francisco has complied with all the requirements of the Community Redevelopment Law which are necessary before any area may be designated by its Board of Supervisors for redevelopment; now, therefore, be it

RESOLVED: 1. That the area hereinafter described, within said City and County is hereby found and determined to be a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of California, and said area is designated as a redevelopment area, as defined in said Law, in accordance therewith, and in particular with Sections 33003, 33004, and 33481 thereof;

2. That the area hereinafter described is hereby found to require study to determine if a redevelopment project or projects within said area are feasible;

3. That said area consists of all that real property within the City and County of San Francisco, State of California, bounded and described as follows:

Beginning at the intersection of the most northwesterly line of Mission Street with the most northeasterly line of Second Street; running thence southeasterly along said northeasterly line 2,075 feet more or less to a point which lies thereon 95 feet southeasterly from the most southeasterly line of Harrison Street; thence southwesterly along a line parallel to and perpendicularly distant 95 feet southeasterly from said southeasterly line 242.5 feet more or less to a point on the most northeasterly line of Vassar Place; thence southeasterly along said northeasterly line of Vassar Place 80 feet more or less to the most southeasterly line of Vassar Place; thence southwesterly along said southeasterly line of Vassar Place and along the most northwesterly line of the lands of the State of California 115 feet more or less to the most northeasterly line of Perry Street; thence southeasterly along said



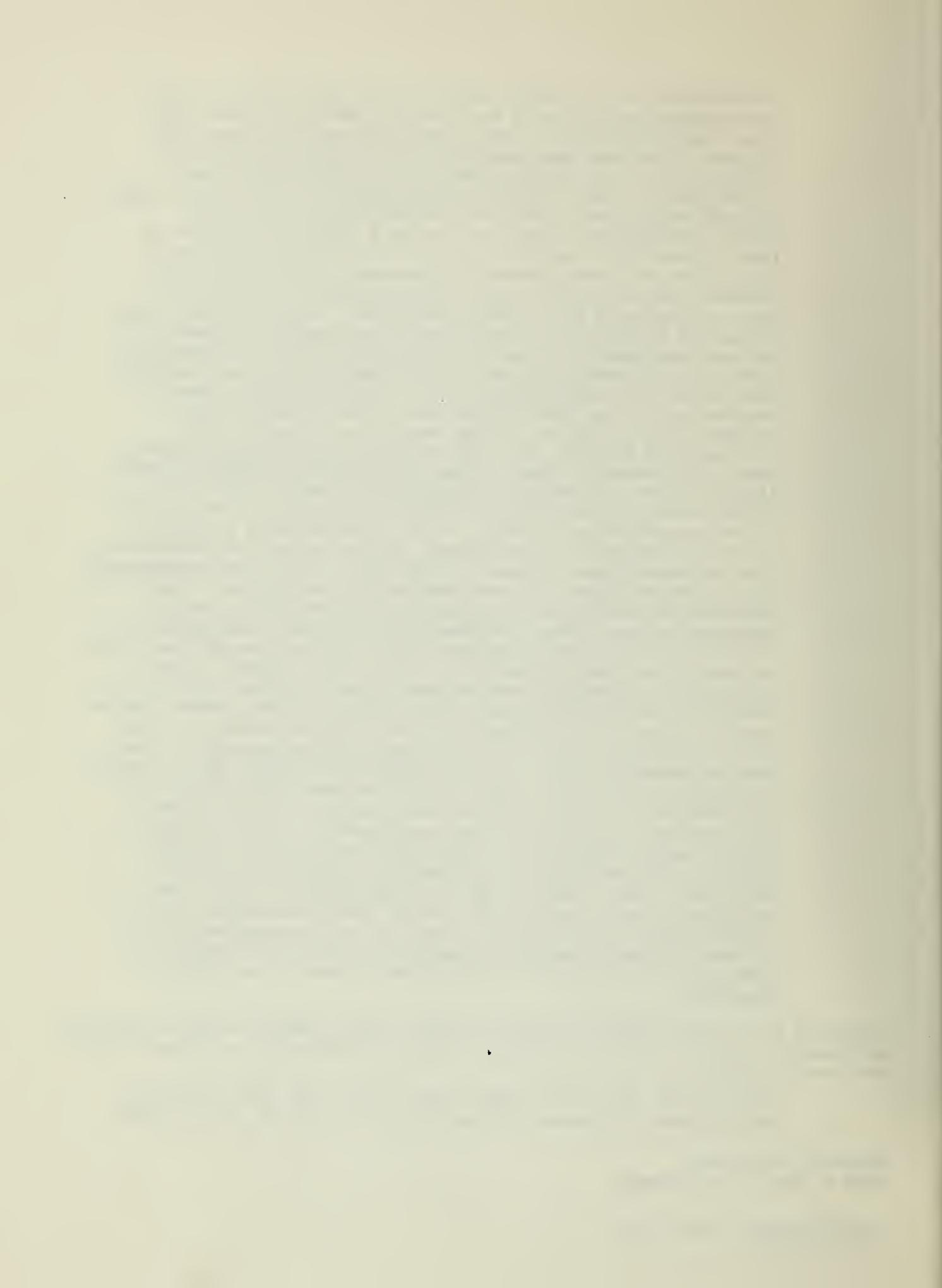
northeasterly line of Perry Street 25 feet more or less to the most southeasterly line of Perry Street; thence southwesterly along said southeasterly line of Perry Street 632.5 feet more or less to the most southwesterly line of Third Street; thence northwesterly along said southwesterly line of Third Street 5 feet more or less to the most southeasterly line of Perry Street as said Perry Street exists southwesterly of Third Street; thence southwesterly along the last said southeasterly line of Perry Street 907.5 feet more or less to the most southwesterly line of Fourth Street; thence northwesterly along said southwesterly line of Fourth Street 195 feet more or less to the most southeasterly line of Harrison Street; thence southwesterly along said southeasterly line of Harrison Street 907.5 feet to the most southwesterly line of Fifth Street; thence northwesterly along said southwesterly line of Fifth Street 2,020 feet more or less to the most northwesterly line of Jessie Street; thence northeasterly along said northwesterly line of Jessie Street 750 feet more or less to a point which lies thereon 75 feet southwesterly from the most southwesterly line of Fourth Street; thence northwesterly along a line parallel to and perpendicularly distant 75 feet southwesterly from said southwesterly line of Fourth Street 75 feet; thence northeasterly along a line parallel to and perpendicularly distant 75 feet northwesterly from said northwesterly line of Jessie Street 75 feet to said southwesterly line of Fourth Street; thence northwesterly along said southwesterly line of Fourth Street 105 feet more or less to a point on the southwesterly prolongation of the most northwesterly line of Stevenson Street; thence northeasterly along said prolongation and along said northwesterly line of Stevenson Street 990 feet more or less to the most northeasterly line of Third Street; thence southeasterly along said northeasterly line of Third Street 174 feet to the most northwesterly line of Jessie Street; thence northeasterly along said northwesterly line of Jessie Street 285 feet more or less to a point on the northwesterly prolongation of the most northeasterly line of Annie Street as said Annie Street exists southeasterly of Jessie Street; thence southeasterly along said prolongation and along said northeasterly line of Annie Street 114 feet more or less to the most northwesterly line of Aldrich Alley; thence northeasterly along said northwesterly line of Aldrich Alley and along the northeasterly prolongation thereof 329.5 feet more or less to the most northeasterly line of New Montgomery; thence southeasterly along said northeasterly line of New Montgomery 160 feet more or less to said northwesterly line of Mission Street; thence northeasterly along said northwesterly line of Mission Street 296.4 feet more or less to the point of beginning.

Including all of the following blocks as shown on the Assessor's Maps of the City and County of San Francisco and recorded in the Recorder's Office of said City and County, to wit:

Blocks 3722, 3723, 3724, 3733, 3734, 3735, 3750, 3751, and 3752, and portions of Assessor's Blocks 3705, 3706, 3707, 3762 and 3763.

Approved as to form:  
DION R. HOLM, City Attorney

City Attorney



RESOLUTION APPROVING UNDERTAKING BY REDEVELOPMENT AGENCY  
OF THE CITY AND COUNTY OF SAN FRANCISCO OF SURVEYS AND  
PLANS FOR AN URBAN RENEWAL PROJECT AND FILING OF AN  
APPLICATION FOR ADVANCE OF FUNDS

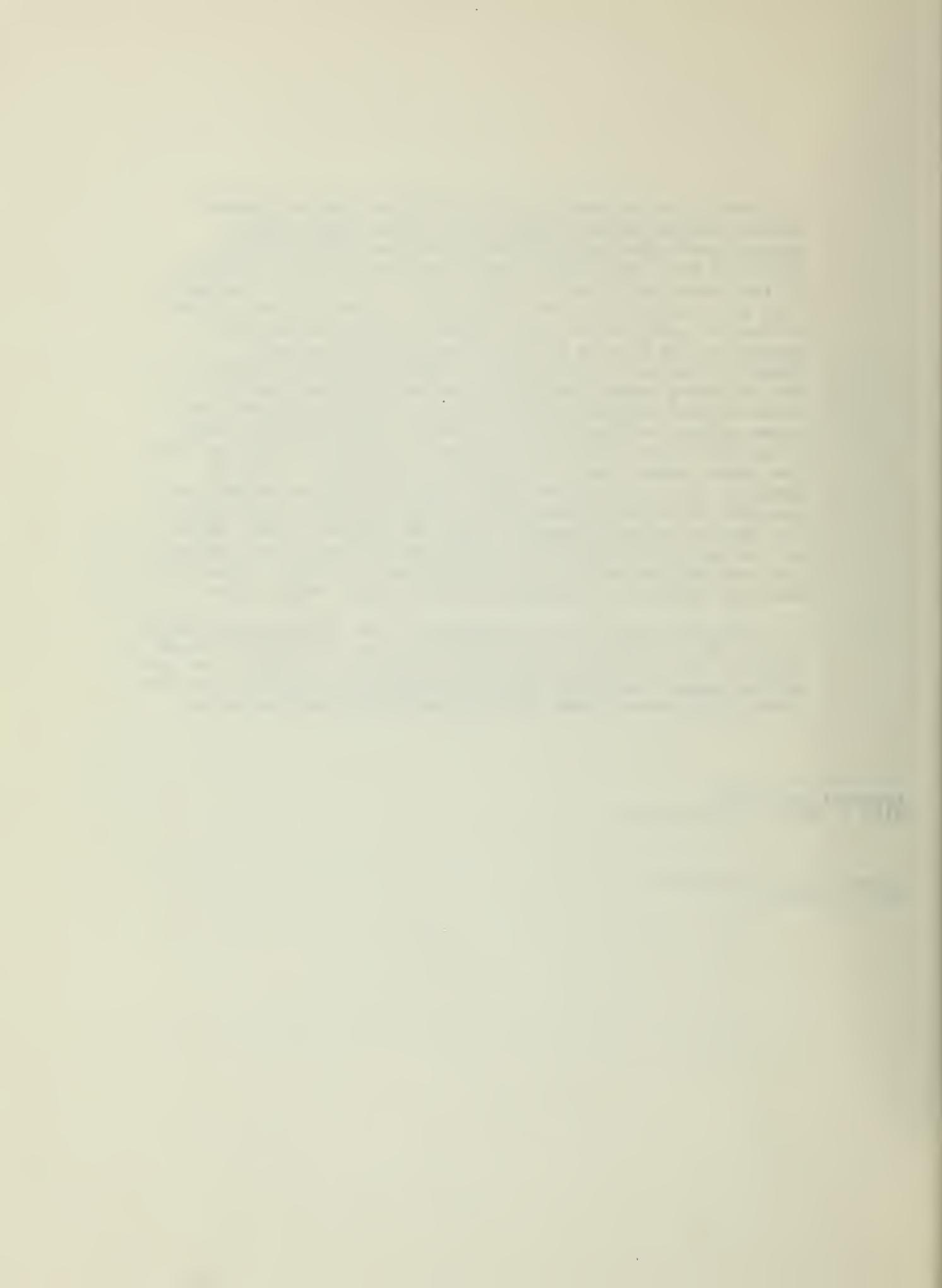
WHEREAS, under Title I of the Housing Act of 1949, as amended, (hereinafter referred to as "Title I"), the Housing and Home Finance Administrator is authorized to extend financial assistance to local public agencies in the elimination and prevention of the spread of their slums and urban blight through the planning and undertaking of urban renewal projects; and

WHEREAS, it is desirable and in the public interest that the Redevelopment Agency of the City and County of San Francisco make surveys and prepare plans, presently estimated to cost approximately Six Hundred and Ninety Three Thousand Seven Hundred and Ninety-Seven Dollars (\$693,797.00) in order to undertake and carry out an urban renewal project of the character contemplated by Section 110 (c) of Title I, in that area proposed as an Urban Renewal Area, situated in the City and County of San Francisco, State of California, which is described as that certain area bounded generally as follows:

on the north by Stevenson, Jessie and Mission Streets,  
on the south by Harrison and Perry Streets, on the east  
by New Montgomery, Second and Hawthorne Streets, and on  
the west by an irregular line between Fourth and Fifth Streets.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the City and County of San Francisco

1. That the proposed Urban Renewal Area described above is a slum, blighted, deteriorated, or deteriorating area appropriate for an urban renewal project and that the undertaking by the Redevelopment Agency of the City and County of San Francisco of surveys and plans for an urban renewal project of the character contemplated by Section 110(c) of Title I in the proposed Urban Renewal Area is hereby approved.
2. That the financial assistance available under Title I is needed to enable the Redevelopment Agency of the City and County of San Francisco to finance the planning and undertaking of the proposed Project.



RESOLUTION NO. 2386  
(Adopted November 7, 1961)

REQUESTING THE BOARD OF SUPERVISORS OF THE  
CITY AND COUNTY OF SAN FRANCISCO TO DESIGNATE  
A REDEVELOPMENT AREA TO BE KNOWN AS  
REDEVELOPMENT AREA D (South of Market Street)

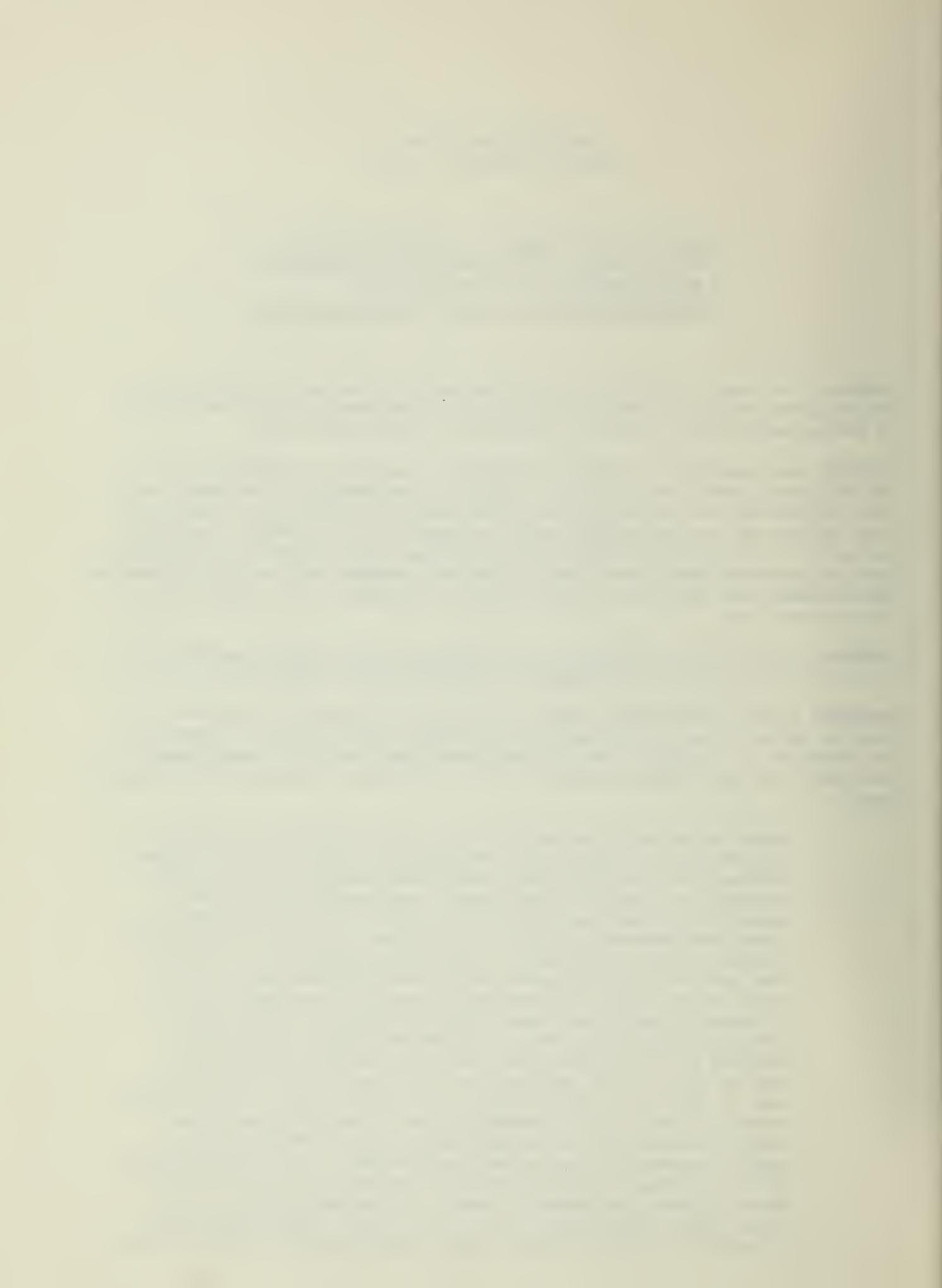
WHEREAS, the Board of Supervisors has appropriated the sum of \$8500 to the Redevelopment Agency of the City and County of San Francisco for the purpose of making surveys and studies in the South of Market area; and

WHEREAS, such surveys and studies reveal that the area is characterized by the following conditions of blight; mixture of incompatible land uses; over-crowding of land and dwellings; age and dilapidated conditions of buildings; most residential buildings being unfit and unsafe for occupancy; inadequate provision for ventilation, light and open spaces; inadequate street pattern; lack of community facilities; faulty planning; economic and social dislocation; maladjustment and depreciated land value; and subsidence of a large portion of the area; and

WHEREAS, it is in the best interests of the City and County of San Francisco that such conditions be eradicated and eliminated; now, therefore be it

RESOLVED by the Redevelopment Agency of the City and County of San Francisco that it hereby requests the Board of Supervisors of the City and County of San Francisco to designate the following described area as a redevelopment area under the applicable provisions of the California Community Redevelopment Law;

Beginning at the intersection of the most northwesterly line of Mission Street with the most northeasterly line of Second Street; running thence southeasterly along said northeasterly line 2075 feet more or less to a point which lies thereon 95 feet southeasterly from the most southeasterly line of Harrison Street; thence southwesterly along a line parallel to and perpendicularly distant 95 feet southeasterly from said southeasterly line 242.5 feet more or less to a point on the most northeasterly line of Vassar Place; thence southeasterly along said northeasterly line of Vassar Place 80 feet more or less to the most southeasterly line of Vassar Place; thence southwesterly along said southeasterly line of Vassar Place and along the most northwesterly line of the lands of the State of California 115 feet more or less to the most northeasterly line of Perry Street; thence southeasterly along said northeasterly line of Perry Street 25 feet more or less to the most southeasterly line of Perry Street; thence southwesterly along said southeasterly line of Perry Street 632.5 feet more or less to the most southwesterly line of Third Street; thence northwesterly along said southwesterly line of Third Street 5 feet more or less to the most southeasterly line of Perry as said Perry Street exists southwesterly of Third Street;



thence southwesterly along the last said southeasterly line of Perry Street 907.5 feet more or less to the most southwesterly line of Fourth Street; thence northwesterly along said southwesterly line of Fourth Street 195 feet more or less to the most southeasterly line of Harrison Street; thence southwesterly along said southeasterly line of Harrison Street 907.5 feet to the most southwesterly line of Fifth Street; thence northwesterly along said southwesterly line of Fifth Street 2020 feet more or less to the most northwesterly line of Jessie Street; thence north easterly along said northwesterly line of Jessie Street 750 feet more or less to a point which lies thereon 75 feet southwesterly from the most southwesterly line of Fourth Street; thence northwesterly along a line parallel to and perpendicularly distant 75 feet southwesterly from said southwesterly line of Fourth Street 75 feet; thence northeasterly along a line parallel to and perpendicularly distant 75 feet northwesterly from said northwesterly line of Jessie Street 75 feet to said southwesterly line of Fourth Street; thence northwesterly along said southwesterly line of Fourth Street 105 feet more or less to a point on the southwesterly prolongation of the most northwesterly line of Stevenson Street; thence northeasterly along said prolongation and along said northwesterly line of Stevenson Street 990 feet more or less to the most northeasterly line of Third Street; thence southeasterly along said northeasterly line of Third Street 174 feet to the most northwesterly line of Jessie Street; thence northeasterly along said northwesterly line of Jessie Street 285 feet more or less to a point on the northwest-erly prolongation of the most northeasterly line of Annie Street as said Annie Street exists southeasterly of Jessie Street; thence southeasterly along said prolongation and along said northeasterly line of Annie Street 114 feet more or less to the most northwest-erly line of Aldrich Alley; thence northeasterly along said northwesterly line of Aldrich Alley and along the northeasterly pro-longation thereof 329.5 feet more or less to the most northeasterly line of New Montgomery; thence southeasterly along said northeasterly line of New Montgomery 160 feet more or less to said northwesterly line of Mission Street; thence northeasterly along said northwesterly line of Mission Street 296.4 feet more or less to the point of beginning.

Including all of the following blocks as shown on the Assessor's Maps of the City and County of San Francisco and recorded in the Recorder's Office of said City and County, to wit: Blocks 3722, 3723, 3724, 3733, 3734, 3735, 3750, 3751, and 3752, and portions of Assessor's Blocks 3705, 3706, 3707, 3762, and 3763.

RESOLVED that the Executive Director be and he is hereby authorized and directed to transmit a copy of this resolution to the City Planning Commission and to the Board of Supervisors of the City and County of San Francisco.

Approved as to form:

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Henry F. Davis  
Agency General Counsel



RESOLUTION NO. 2387  
(Adopted November 7, 1961)

RESOLUTION APPROVING UNDERTAKING OF  
SURVEYS AND PLANS FOR AN URBAN RENEWAL  
PROJECT AND FILING OF AN APPLICATION

Whereas, under Title I of the Housing Act of 1949, as amended (herein referred to as "Title I"), the Housing and Home Finance Administrator is authorized to extend financial assistance to local public agencies in the elimination and prevention of the spread of slums and urban blight through the planning and undertaking of urban renewal projects; and

Whereas, it is desirable and in the public interest that the Redevelopment Agency of the City and County of San Francisco make surveys and prepare plans, presently estimated to cost approximately Six Hundred and Ninety-Three Thousand Seven Hundred and Ninety-Seven Dollars (\$693,797.00) in order to undertake and carry out an urban renewal project of the character contemplated by Section 110 (c) of Title I, in that area proposed as an Urban Renewal Area, situated in the City of San Francisco, County of San Francisco, State of California, which is described as follows; that certain area bounded generally as follows:

on the north by Stevenson, Jessie and Mission Streets, on the south by Harrison and Perry Streets, on the east by New Montgomery, Second and Hawthorne Streets, and on the west by an irregular line between Fourth and Fifth Streets.

Now, therefore, be it resolved by the Redevelopment Agency of the City and County of San Francisco:

1. That the proposed Urban Renewal Area described above is a slum, blighted, deteriorating area appropriate for an urban renewal project, and that the undertaking by the Redevelopment Agency of the City and County of San Francisco of surveys and plans for an urban renewal project of the character contemplated by Section 110 (c) of Title I in the proposed Urban Renewal Area is hereby approved.
2. That the financial assistance available under Title I is needed to enable the Redevelopment Agency of the City and County of San Francisco to finance the planning and undertaking of the proposed Project.



3. That it is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those relating to the relocation of site occupants, to the provision of local grants-in-aid, and to the requirement that as a condition to the execution of a contract for a loan or capital grant for an urban renewal project the locality must present to the Housing and Home Finance Administrator a Workable Program, as set forth in Section 110(c) of Title I, for utilizing appropriate public and private resources to eliminate and prevent the development or spread of slums and urban blight; and that it is the sense of this body (a) that a feasible method for the relocation of families displaced from the urban renewal area, in conformity with Title I can be prepared, and (b) that local grants-in-aid can and will be provided in an amount which will not be less than one-third of the net project cost of the Project and which, together with the Federal capital grant, will be generally equal to the difference between gross project cost and proceeds or value of project land sold, leased, or retained for use in accordance with the urban renewal plan.

4. That the filing of an application by the Redevelopment Agency of the City and County of San Francisco for an advance of funds from the United States of America in an amount not to exceed Six Hundred and Ninety-Three Thousand, Seven Hundred and Ninety-Seven Dollars (\$693,797.00) for surveys and plans for an urban renewal project in the proposed Urban Renewal Area described above is hereby approved, and that the Chairman or the Executive Director is hereby authorized and directed to execute and file such application with the Housing and Home Finance Administrator to provide such additional information and to furnish such documents as may be required by the Administrator, and to act as the authorized representative of the Redevelopment Agency of the City and County of San Francisco.

Approved as to form:

---

Henry F. Davis  
Agency General Counsel



# SAN FRANCISCO REDEVELOPMENT AGENCY



525 GOLDEN GATE AVENUE • SAN FRANCISCO 2, CALIFORNIA

GEORGE CHRISTOPHER, Mayor

EVERETT GRIFFIN, Chairman

WALTER F. KAPLAN, Vice Chairman

JAMES B. BLACK, JR.

JAMES A. FOLGER

LAWRENCE R. PALACIOS

UNDERHILL 3-7750

November 22, 1961

Honorable Board of Supervisors  
City and County of San Francisco  
City Hall 235  
San Francisco 2, California

Attention: Mr. Robert J. Dolan  
Clerk of the Board

Gentlemen:

On November 7, 1961 the San Francisco Redevelopment Agency transmitted to the Board of Supervisors a report on proposed renewal of an area south of Market Street and made recommendations for the following actions:

1. Proposed resolution by the Board of Supervisors designating and describing a redevelopment area within the City and County of San Francisco pursuant to the Community Redevelopment Law of California to be known as South of Market Redevelopment Area D.
2. Proposed resolution by the Board of Supervisors approving the undertaking by the Redevelopment Agency of surveys and plans for an urban renewal project in the South of Market Redevelopment Area D, and filing of an application with the Housing and Home Finance Agency for an advance of funds.

Subsequent review of the transmittal to the Board leads to the conclusion that the Supervisors would find helpful the following additional data and it is forwarded herewith:

- a. Statement explaining selection and delineation of the South of Market Urban Renewal Area.
- b. Proposed Treatment.
- c. Statement concerning Availability of Housing for Minority Families.
- d. Description of Local Housing Supply.

We request that the enclosed material be incorporated with that transmitted with the Agency's letter of November 7, 1961.

Sincerely,

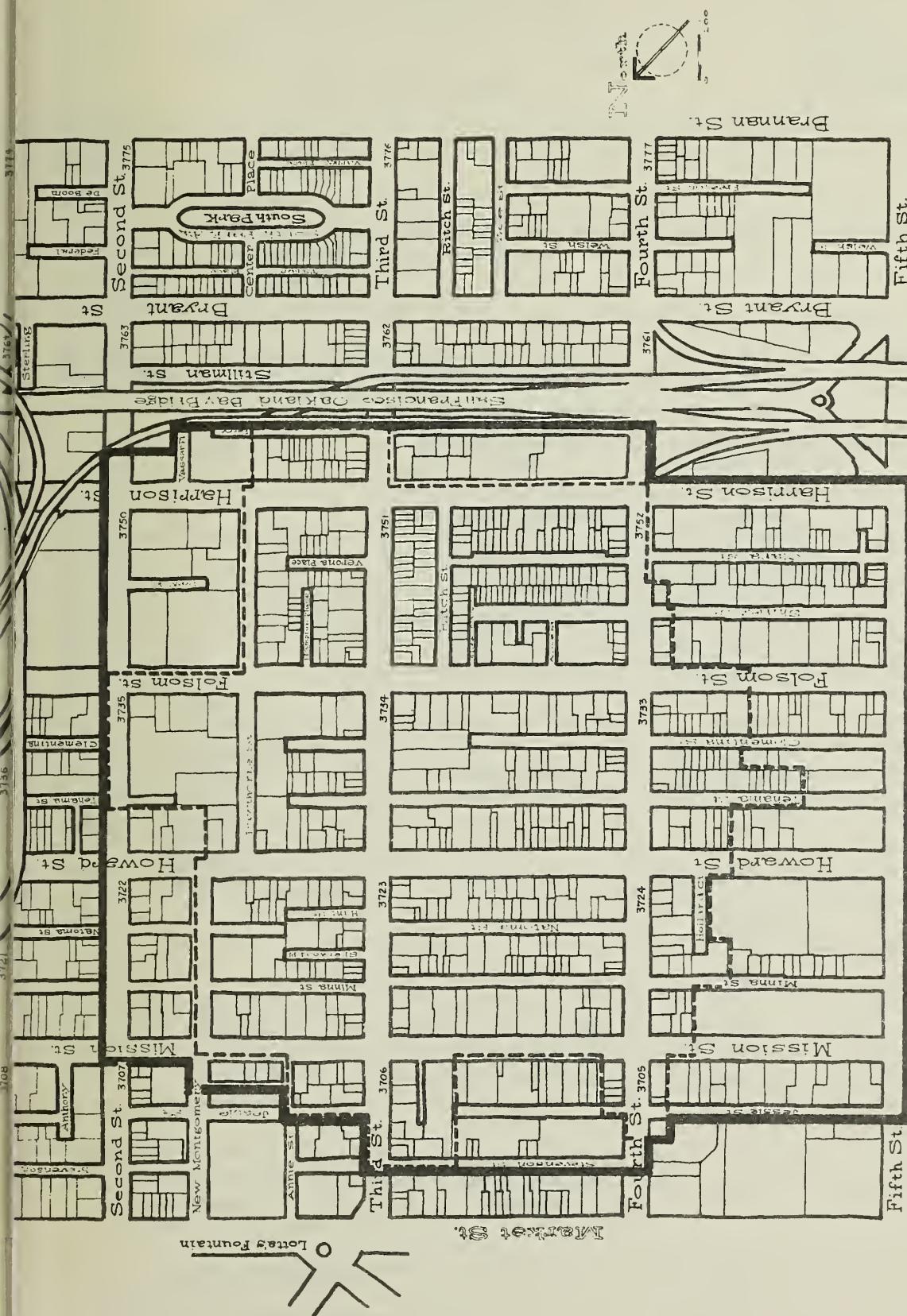
*M. Justin Herman*  
M. Justin Herman  
Executive Director



**South of Market redevelopment project area d-1**

— Project boundary

— Redevelopment area d





HOUSING AND HOME FINANCE AGENCY  
URBAN RENEWAL ADMINISTRATION

SURVEY AND PLANNING APPLICATION  
(Urban Renewal Program)

TO BE COMPLETED BY HHFA PROJECT, PLAN, OR SURVEY NUMBER	
LOCALITY	
San Francisco, California	DATE RECEIVED

INSTRUCTIONS: Submit original in Binder No. 1, and copies in Binders No. 2, 3, and 4.

A. PURPOSE OF APPLICATION

- Survey and planning of an Urban Renewal Project
- Under "Disaster Area" provisions of Section III of the Housing Act of 1949, as amended
- Preparation of General Neighborhood Renewal Plan
- Feasibility Survey of an urban area

B. CATEGORY OF PROJECT ELIGIBILITY

(Check appropriate eligibility category of project to be planned or of "first project" in proposed GNRP area. See Urban Renewal Manual, Chapter 3-2. Leave blank for Feasibility Survey Application.)

CATEGORY	PRESENT CHARACTER OF AREA	EXTENT OF PRESENT DEVELOPMENT	PROPOSED REUSE
[ ] I	Predominantly residential	Built up	Any
[ ] II	Predominantly residential	Predominantly open land	Any
[ ] III	Not predominantly residential	Built up	Predominantly residential
[ ] IV	Not predominantly residential	Predominantly open land	Predominantly residential
[X] V Nonresidential Exception	Not predominantly residential	Built up	Not predominantly residential
[ ] VI Nonresidential Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
[ ] VII College, University, or Hospital	Any	Built up	Any
[ ] VIII College, University, or Hospital	Any	Predominantly open land	Any
[ ] IX	-	Open land	Predominantly residential
[ ] X	-	Open land	Not predominantly residential
[ ] XI Area Redevelopment Exception	Not predominantly residential	Built up	Not predominantly residential
[ ] XII Area Redevelopment Exception	Not predominantly residential	Predominantly open land	Not predominantly residential

C. TYPE OF SUBMISSION

- Original Application
- Revision of approved Application - Project, Plan, or Survey No. \_\_\_\_\_ - for purpose of
  - Change in area
  - Other (Describe) \_\_\_\_\_
  - Increase in total estimated cost

D. IDENTIFICATION OF APPLICANT

LEGAL CORPORATE NAME

SAN FRANCISCO REDEVELOPMENT AGENCY

MAILING ADDRESS

525 Golden Gate Avenue, San Francisco 2, California



E. ESTIMATED COST AND SOURCES OF FUNDS The estimated cost of the surveys and/or plans and the anticipated sources of funds to pay this cost are:	USE FOR REVISED APPLICATION		REQUESTED FOR APPROVAL
	LATEST APPROVED ESTIMATE	ADJUSTMENT (+ OR -)	
1. Federal advance applied for	\$	( )\$	\$ 693,797
2. (Plus) Funds to be obtained from other sources		( )\$	-
3. (Equals) Total estimated cost	\$	( )\$	\$ 693,797

F. ESTIMATE OF FEDERAL GRANT REQUIREMENT (Leave blank for Feasibility Survey Application)

The Federal grant requirement for the Project has previously been estimated and no change in the estimate is contemplated at this time.

Basis of Project Capital Grant: (Check one)

2/3 of Net Project Cost

The Applicant estimates the Federal grant requirement (project capital grant plus relocation grant) for the Project to be

\$ 19,680,250

3/4 of Net Project Cost—municipality under 50,000 population

3/4 of Net Project Cost—municipality under 150,000 population in redevelopment area

G. DESCRIPTION OF AREA

The area is locally known or proposed to be known as the South of Market

Urban Renewal Area  Feasibility Survey Area, situated in the City of San Francisco, County of San Francisco, and State of California,

and bounded generally as follows: on the north by Stevenson, Jessie and Mission Streets, on the south by Harrison and Perry Streets, on the east by New Montgomery, Second and Hawthorne Streets, and on the west by an irregular line between Fourth and Fifth Streets.

H. RELATIONSHIP OF PROPOSED PROJECT TO PREVIOUS TITLE I ACTIVITIES (Leave blank for GNRP or Feasibility Survey Application)

1. Is the Project located in an area covered by a General Neighborhood Renewal Plan?

Yes  No

If Yes: a. Enter Plan number:

No. \_\_\_\_\_

b. If this Application is for planning of "first project" in the GNRP area, enter amount of Federal grant reservation outstanding:

\$ \_\_\_\_\_

c. List numbers of any other Title I projects in the GNRP area that have previously been approved by HHFA:

No. \_\_\_\_\_

2. Was a Feasibility Survey, financed with Federal advance funds, undertaken in any part of the proposed Project area?  Yes Enter Survey number:

No. \_\_\_\_\_

No

No. \_\_\_\_\_

I. SUPPORTING DOCUMENTATION

The documentation submitted herewith in support of this Application shall be considered part of this Application.

J. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this Application to be executed on \_\_\_\_\_, 19\_\_\_\_.

SAN FRANCISCO REDEVELOPMENT AGENCY

Corporate Name of Applicant

By \_\_\_\_\_  
M. Justin Herman *Signature*  
Executive Director  
Title



HOUSING AND HOME FINANCE AGENCY  
URBAN RENEWAL ADMINISTRATION

(TO BE FILLED IN BY HHFA)

PROJECT OR PLAN NUMBER

LOCALITY

DATE RECEIVED

## URBAN RENEWAL AREA DATA

(In Support of Form H-6100, Survey and Planning Application)

INSTRUCTIONS: Prepare original and 3 copies for HHFA. Place original in Binder No. 1, and copies in Binders No. 2, 3, and 4.

A. Accompanies Form H-6100 executed on \_\_\_\_\_ with regard to an application for (Check one)  
Date SURVEY AND PLANNING OF AN URBAN RENEWAL PROJECT  PREPARATION OF GENERAL NEIGHBORHOOD RENEWAL PLAN

B. AREA NAME OR DESIGNATION (From Form H-6100)

South of Market Redevelopment Project D-1

C. GENERAL LOCATION OF AREA (e.g., with respect to central business district)

Adjacent to Central Business District on the southwest side and running westerly for approximately two and one-half blocks.

D. TYPE OF TREATMENT PROPOSED (Check one or more, as appropriate)

 SLUM CLEARANCE AND REDEVELOPMENT  CONSERVATION  RECONDITIONINGE. CHARACTER OF AREA  
(Check one below)

(Check one below unless "Area" is "Open")

 BUILT-UP  PREDOMINANTLY RESIDENTIAL  
 PREDOMINANTLY OPEN  NOT PREDOMINANTLY RESIDENTIAL  
 OPEN

F. CONTEMPLATED NEW LAND USE (Check one) (Not required to be completed if area is checked as clearly predominantly residential in Block E)

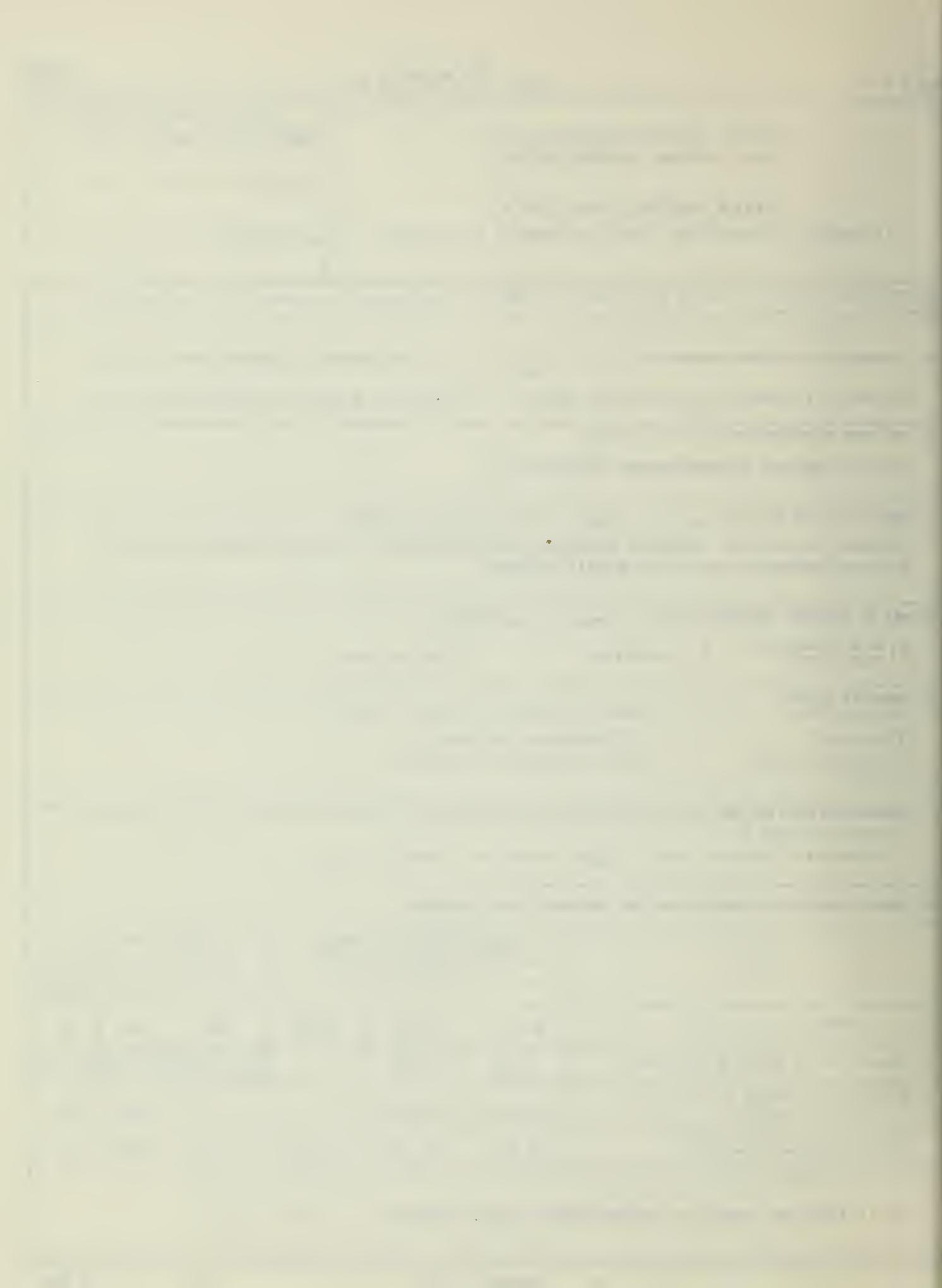
 PREDOMINANTLY RESIDENTIAL USES  NOT PREDOMINANTLY RESIDENTIAL USES

G. PRESENT CHARACTER OF URBAN RENEWAL AREA AND CONDITION OF BUILDINGS

ITEM	ESTIMATED ACREAGE IN AREA BY PRESENT CHARACTER OF LAND			ESTIMATED NUMBER AND CONDITION OF BUILDINGS		
	TOTAL	IMPROVED LAND	UNIMPROVED	NUMBER OF BUILDINGS	WITH DEFICIENCIES	
				NUMBER	PERCENT	
TOTAL	90.22	75.53	14.69	452	296	65
1. Streets, Alleys, Public Rights-of-Way	33.28	33.28	---			
2. Residential (including related public or semipublic purposes)	11.87	11.87	---	184	168	91
3. Nonresidential (including related public or semipublic purposes)	45.07	30.38	14.69	268	128	48

Sources of estimates:

April 1961 San Francisco Redevelopment Agency Survey



H. ESTIMATED NUMBER AND CONDITION OF DWELLING UNITS*			I. ESTIMATED NUMBER OF SITE OCCUPANTS			
TOTAL	WITH DEFICIENCIES	STANDARD		TOTAL	WHITE	NONWHITE
2985	2716	269	1. Families	284	170	114*
			2. Individuals	1935	1452	483
Source of data: [X] 1960 HOUSING CENSUS [X] OTHER SOURCES (Specify) San Francisco Redevelopment Agency Land Use Survey, April 1961 San Francisco Department of City Planning			3. Business concerns	268		
			Source of estimates: 1960 Housing Census San Francisco Department of City Planning *40% of total number of families and 50% of total family population.			
J. ENVIRONMENTAL DEFICIENCIES						
CONDITION		DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS (Give source of information. If additional space is required, continue on a plain sheet and attach to this form.)				
1. Overcrowding or improper location of structures on the land 1961 SFRA Survey		Residential coverage averages 89%. Industrial and commercial structures generally cover entire lot.				
2. Excessive dwelling unit density 1960 Census S.F. Dept. of City Planning		The average density in the project area is 240 persons per net residential acre as compared with 80 persons for the city as a whole. In view of the 2 and 3 story residential structures which predominate, this is a very high density.				
3. Conversions to incompatible types of uses, such as roominghouses among family dwellings 1961 SFRA Survey		Hotel structures converted to overnight flophouses and in some cases above commercial or industrial uses.				
4. Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence 1961 SFRA Survey		Vacant hotel, commercial and/or industrial buildings are spotted throughout project area--some burned out and others dilapidated--over 40% of commercial and industrial areas are poorly maintained. 91% of residential area is deficient.				
5. Detimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes 1961 SFRA Survey		Classic example of mixed uses. Typical block has exterior predominantly non-residential and interior residential. In some cases residential mixed with obnoxious uses, such as tanning and dying works and meat packers, etc.				
6. Unsafe, congested, poorly designed, or otherwise deficient streets 1961 SFRA Survey		Large blocks characterized by narrow, congested internal alleys. Some blocks have a medieval appearance with passage ways unsuitable for anything other than hazardous pedestrian use.				
7. Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline 1961 SFRA Survey		Recreational and neighborhood facilities are completely lacking. Two elementary schools located outside the project are inadequate. Facilities at South Park are overloaded, poorly maintained and separated from the project by a freeway.				
8. Other equally significant environmental deficiencies 1961 SFRA Survey		Economic disuse and stagnation: 25% of net project unimproved (vacant and/or open parking). Estimated 30% of improved parcels for lease.				



## STATEMENT EXPLAINING SELECTION AND DELINEATION OF THE SOUTH OF MARKET URBAN RENEWAL AREA

The South of Market Urban Renewal Area lies, as the name implies, south of Market Street, comprising an area of approximately seven blocks or 90.22 acres. It is bounded on the north by Stevenson, Jessie and Mission Streets, on the south by Harrison and Perry Streets, on the east by New Montgomery, Second and Hawthorne Streets, and on the west by an irregular line between Fourth and Fifth Streets. The area contains a mixture of residential, commercial and industrial uses, generally in a run-down and blighted condition, as borne out by various studies and surveys (1950-60 Census and others).

Although not predominantly residential, the area has for a long time been known to contain the worst residential slums in San Francisco. This is probably a result of the fact that it is not predominantly residential-- that a small number of dwellings are in close proximity to a large number of industrial and commercial uses with all the attendant ill effects on family life, leading to neglect and deterioration of residential structures (already substandard in many respects) and social demoralization. As far as actual redevelopment is concerned there is not a part of the city that needs immediate attention as much as this one does.

The area encompassed includes a substantial portion of the housing units in the vicinity as well as the skid row area. The clearance of this area will not only remove the residential population from an unhealthy living environment but will provide substantial new sites for the expansion of presently existing industrial and commercial enterprises, the relocation of such activities from other areas of the city, or the establishment of new ones.



STATEMENT EXPLAINING WHY PROPOSED URBAN RENEWAL  
AREA MEETS THE ELIGIBILITY REQUIREMENTS AS A  
RENEWAL AREA

In order for an area of the City and County of San Francisco to be subject to the Renewal or Redevelopment process as carried out by the local Redevelopment Agency it must qualify as being eligible for such treatment according to the requirements as stated in the State of California Community Redevelopment Law, Sections 33041 to 33044 inclusive. These requirements consist of certain stated indicia either defining or conducive to blight which the area must exhibit, at least in part. Further, in order for an area to be eligible for Federal aid it must be shown to be blighted in accordance with certain criteria of blight as set forth under Sections 10-1 and 3-2 of Local Public Agency Manual, and in the case of this application it must comply specifically with that part of Section 3-2 "Non-Residential Exception Project". That the South of Market Renewal Area meets the above State and Federal requirements is shown as follows:

Determination of Blight

This blighted core of the South of Market area is characterized by a combination of conditions which produces an unhealthy and unsafe living environment, an inefficient utilization of land, and social and economic disorganization in the area. These conditions qualify the area as a blighted area in terms of the California Community Redevelopment Law.

The Causes of Blight

1. Mixture of incompatible land uses

The indiscriminate mixture of residential and incompatible industrial and commercial uses is the primary cause of blight in the area. This condition, especially in block interiors, has created an environment detrimental to both the families living in the area and to the industrial and commercial activities located there. The extent of mixed use of the land in the designated redevelopment area is indicated by the following table.

Although industrial uses are the most prominent in the area as a whole, the distribution of uses is such that a number of concentrations of residential use are found within the area. Typically, the industrial and commercial uses front upon the major streets along the block peripheries, while residential structures are located principally on the narrow streets in the block interiors together with a scattering of smaller industrial activities.





HEAVY TRUCKING AND AUTO TRAFFIC IN NARROW STREETS -- CREATION OF SAFETY HAZARDS FOR RESIDENTS, ESPECIALLY CHILDREN--PHOTOS TAKEN ON CLEMENTINA AND CLARA STREETS



Summary of Existing Land Uses\*

<u>Type of Land Use</u>	<u>Area in Acres</u>
Residential	11.87
Commercial	11.97
Industrial	18.41
Open parking and/or Vacant	14.69
 TOTAL NET AREA	 56.94
Streets (surface)	<u>33.28</u>
 TOTAL GROSS AREA	 90.22

\*Data obtained from April 1961 land use survey, San Francisco Redevelopment Agency. Where mixed uses exist within a single structure, the residential use generally predominates and is so reported in the tabulation.

The pattern of mixed uses produces especially undesirable effects upon the living environment, among which the more important are:

- a) The introduction of excessive noise and other objectionable characteristics of industry into block interiors;
- b) The interference with access to light and air to residential structures;
- c) The introduction of heavy trucking and auto traffic into narrow streets;
- d) The creation of safety hazards for residents, especially children; and
- e) The creation of fire hazards.

2. Overcrowding of land and dwellings

The blighted residential core of the South of Market area possesses a very high density of population. The average density of the project area is 240 persons per net residential acre. These high densities are easily confirmed by examination of the crowded condition of residences on very small lots along both sides of the narrow alleys.

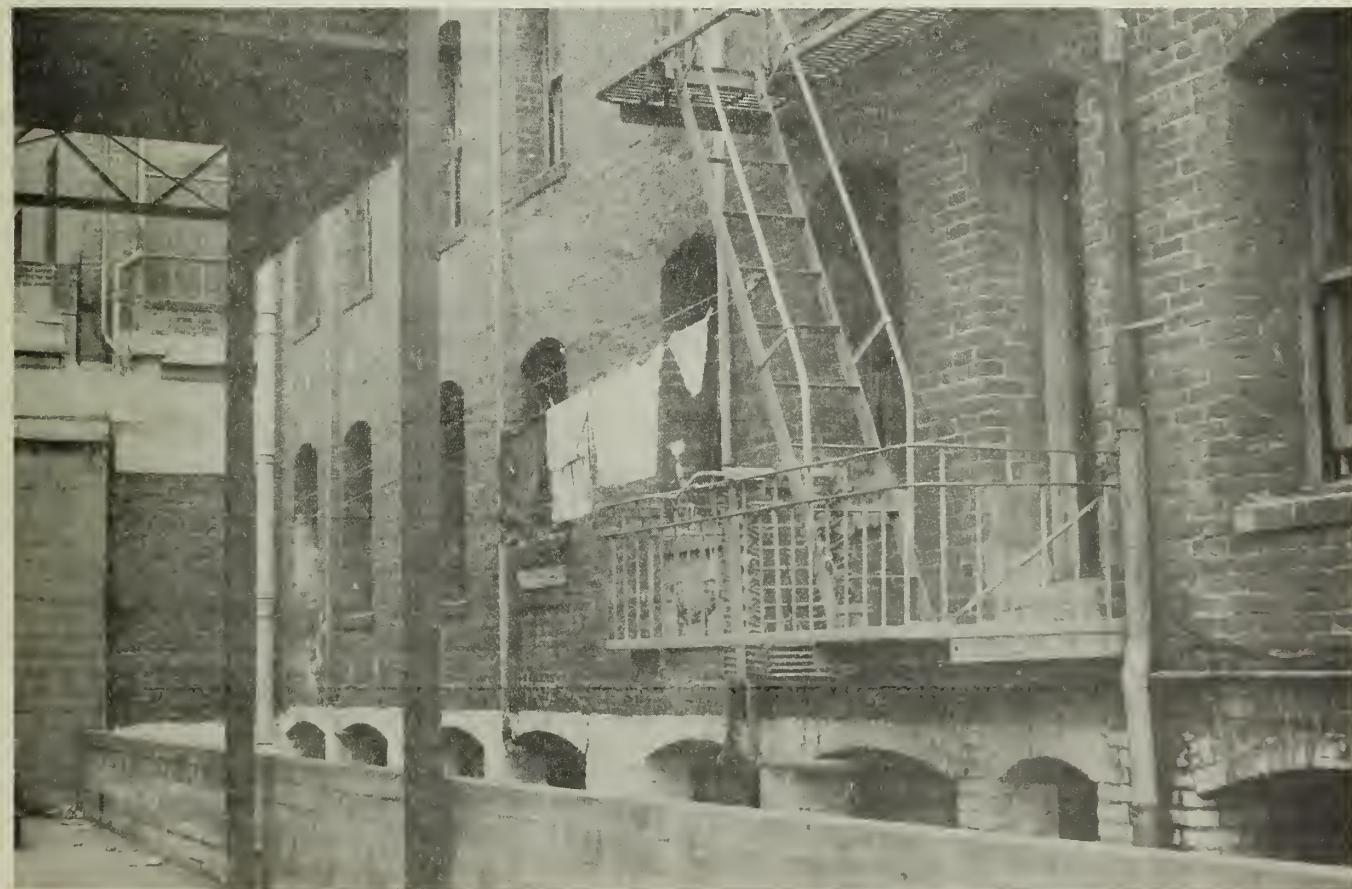
High coverage of land by buildings is especially characteristic of the area. Residential coverage averages 89 percent in typical blocks, while industrial and commercial structures generally cover the entire lot. This excessively high coverage results in part from the very small size of residential lots. Common lot size in the area is 25 x 80 feet (2000 square feet), with a considerable number of parcels even smaller than this.

Overcrowding of the land is accompanied by overcrowding of buildings, a situation which largely parallels that found in the Western Addition Redevelopment Area. Structures intended for one, two or three families have been converted to take care of many times that number.





END OF HUNT STREET, EAST OF THIRD STREET





### 3. Age and dilapidation of buildings

The entire South of Market area was razed during the fire of 1906. Residential rebuilding began almost immediately, but tapered off by '915, with virtually no construction since the first World War. Industrial and commercial buildings, on the other hand, have been constructed for the most part since 1920.

Deterioration and dilapidation are serious factors of blight in the area. The insidious influences of environmental blight have discouraged owners from properly maintaining their properties, and, in addition, the demand for housing since the second World War has caused the conversion of dwellings to accommodate more families. For the most part these conversions have been makeshift and hasty and have not provided certain necessary amenities, such as private bathrooms and cooking facilities.

The Housing Census of 1960 revealed that 80 percent of all Housing units, excluding those classified as dilapidated, in the area lacked private toilet or bath or running water, a finding ranging as high as 90 percent in certain blocks. The Census showed also that 10 percent of all housing units were dilapidated. The area-wide percentages were five times and seven times greater than the respective city averages.

### 4. Inadequate provision for ventilation and light

Residential structures, due to structural deficiencies and to environmental changes, fail to provide sufficient light and air for all housing units. This condition can be traced to:

- a) The high coverage of land by buildings and the consequent lack of open space;
- b) The fronting of 3-story structures across narrow streets less than 40 feet in width; and
- c) Inadequate provision for light courts in most buildings.

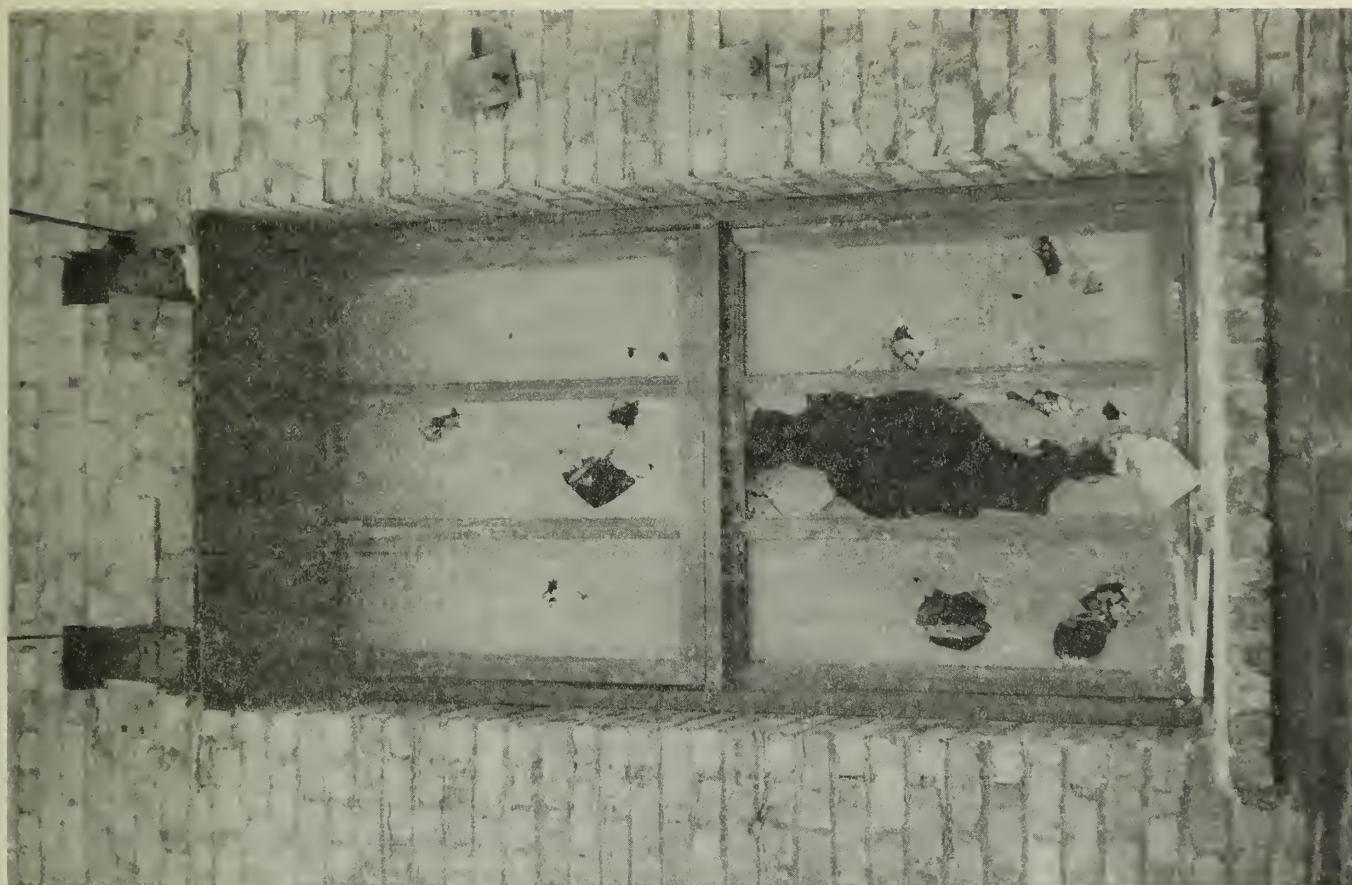
The location of industrial and commercial buildings in the midst of residential structures further reduces the amount of open space available at the rear and sides of lots.

### 5. Land subdivision and ownership pattern

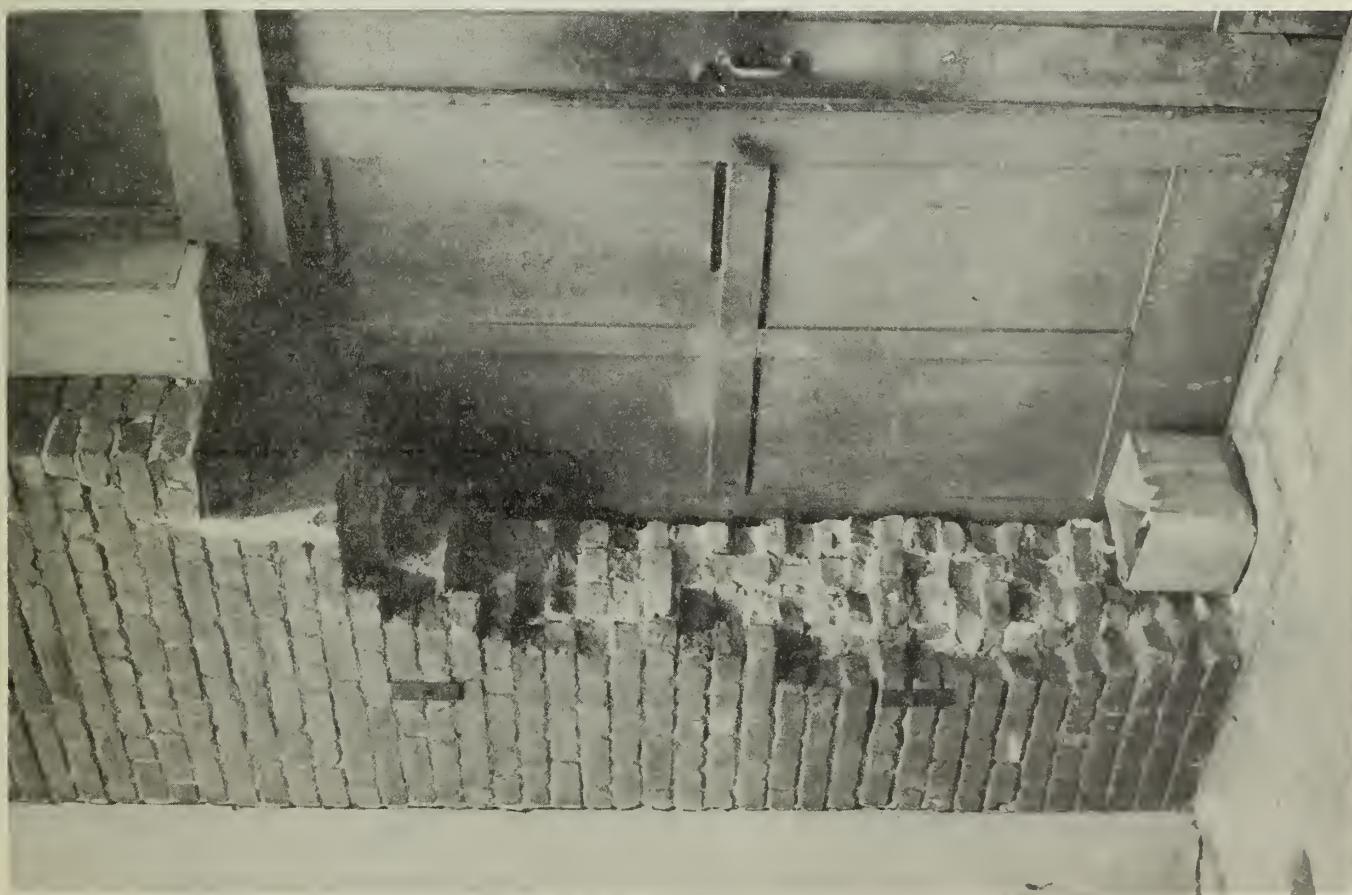
The original subdivision of the large blocks into many small parcels of widespread ownership has prevented the full utilization of the land to the best advantage of the city as a whole. There are a total of 502 lots in the project area, ownership being vested in approximately 681 different persons or concerns. One of the most blighted blocks possesses over 120 lots.

The small size of lots in the interior of blocks has prevented their proper development and augmented their physical deterioration and economic stagnation. The inadequacies of lots of this size for residential use are matched by their inadequacies for industrial purposes. The difficulties encountered in assembling a sufficient number of these substandard parcels for industrial or commercial development have prevented and thwarted this type of development, especially in block interiors.





755 FOLSOM STREET



171 MINNA STREET



## 6. Inefficient interior street pattern

The area is penetrated by narrow streets and alleys. The width of these ranges from 8 to 40 feet, while a number dead-end within the block. This internal block circulation pattern is entirely outmoded because it prevents proper use of both street areas and sidewalks. The invasion of industries into block interiors has accentuated the problems of parking and loading as well as traffic flow. The parking of vehicles on either side of the street, and on sidewalks, in violation of restrictions, limits traffic to a single lane. Even this lane is periodically obstructed by truck loading and unloading operations. On those streets near the freeway ramps the congestion is further aggravated.

A circulation pattern such as that described above is hardly conducive to either safe living conditions or attractive to industrial developers. Consequently, this condition is an important factor in prolonging blight in the area.

## 7. Lack of community facilities

Although the South of Market area contains pockets of residential use as a residuum from the days when it was primarily residential in character, it does not have the corresponding community facilities which are normally found in residential areas. Inasmuch as the City's master plan calls for commercial and industrial uses in the area, the installation of additional community facilities would probably not be justified in any event. Thus although the installation of additional community facilities is not justified, the inhabitants of the area will be forced to do without them as long as they remain, whether that depends upon their leaving independently or as a result of redevelopment. Therefore, the redevelopment process by re-locating the inhabitants to areas containing the necessary facilities, or where they are more justified, will eliminate in the South of Market area this problem of a community facilities deficiency.

## 8. Subsidence

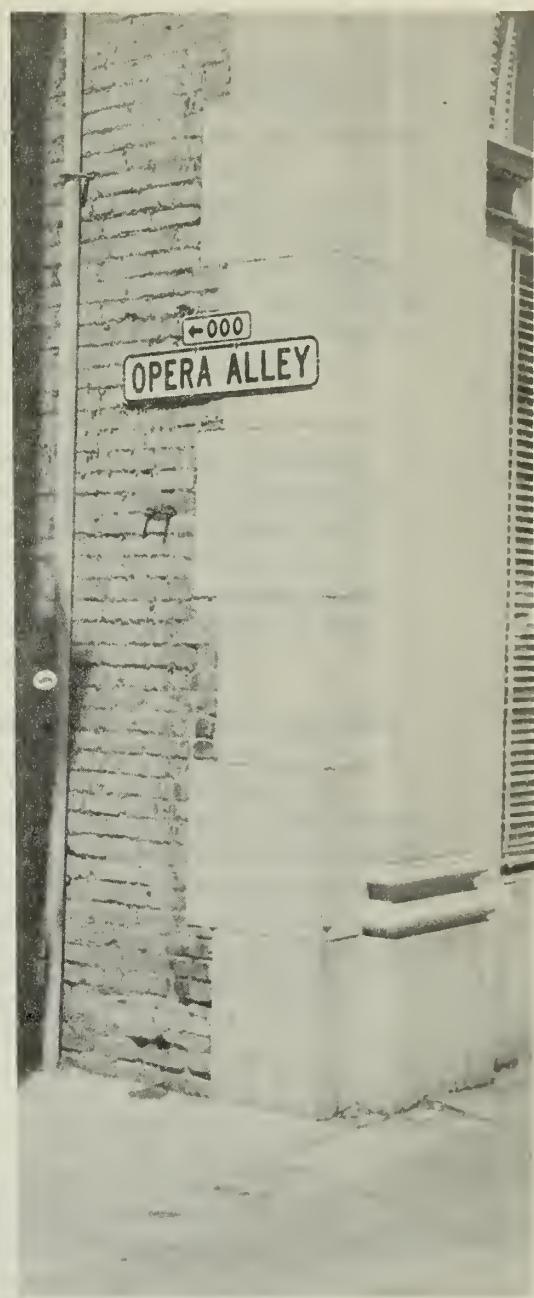
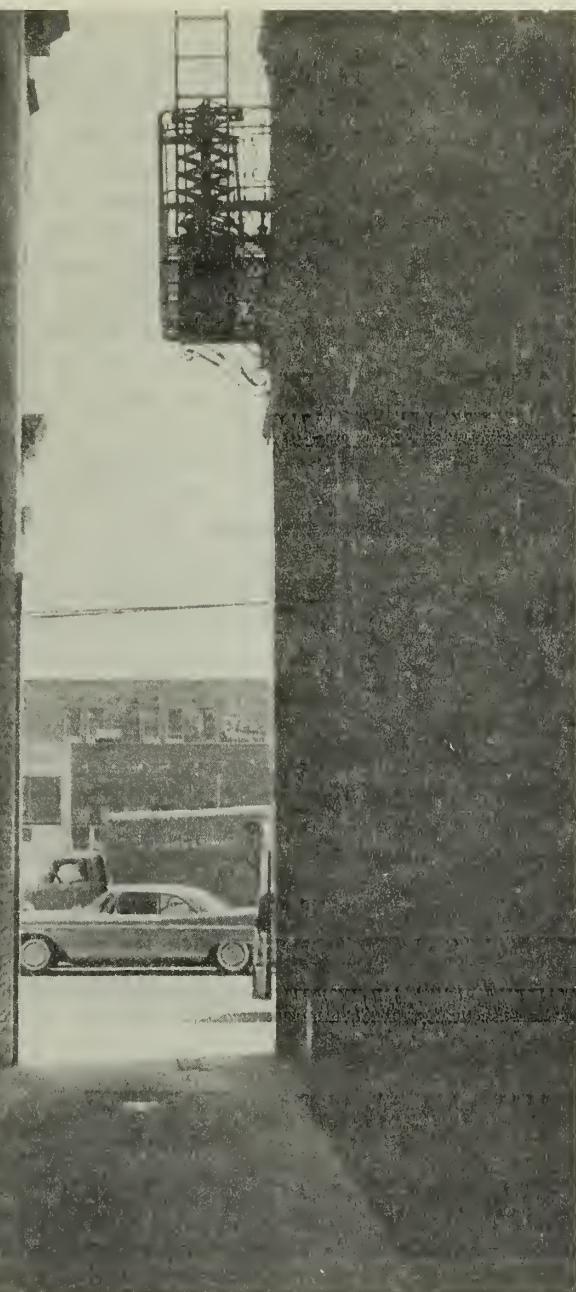
A considerable portion of the project area is upon filled land -- the site of the old Mission swamp. Subsidence occurs in the area whose subsoil characteristics include sand fill, various clays, alluvial materials, and swamp and marsh materials, layered and in various combinations above bedrock, which is over 250 feet below city base in some places.

The degree of subsidence is greater in certain blocks of the area than in others. The continued settling of the ground has resulted in damage to structures and in the periodical raising of street grades to the established grade. This has resulted in streets and sidewalks being several feet above the level of the slowly sinking ground, while residential structures have been deprived of ground floor and garage access.

## The Effects of Blight

### 1. Safety and fire hazards





INEFFICIENT INTERIOR STREETS AND ALLEYS



Physical deterioration of structures, overcrowding of land and dwellings, and the intermixing of industrial and residential uses are all factors which produce a general environment conducive to the development of fire and safety hazards. The 1948 report of the National Board of Fire Underwriters emphasized the fact that serious group, or block fires can be expected at a number of points where a congestion of non-fireproof construction is found. Each of the old frame buildings, often flagrantly in violation of the safety provisions of the building code, is a potential tinderbox menacing neighboring residential and industrial buildings. Only the vigilance of the fire department and the network of wide streets acting as fire-breaks have prevented large scale fires in the past, but the danger remains.

The potential fire hazard existing in the South of Market area is further augmented by the instability of the ground, making it especially susceptible to earthquake action. The existence of large concentrations of frame and non-fireproof buildings materially increases the danger of a general fire following a serious earthquake when the water supply could well be put out of action. The great conflagration of 1906 which had its beginning in the South of Market area serves as a reminder of this potential danger.

Structural and environmental safety hazards which characterize the area make it completely unsuited as an environment for the raising of families. Children especially are subjected to these dangers. Their favorite play spaces in lieu of non-existent public playgrounds and safe private play areas are the narrow congested streets and open lots. The increased use of streets by trucks and autos, the virtual elimination of sidewalks, the accumulation of rubbish and debris in vacant lots, and the haphazard storage of heavy industrial and construction material in unfenced lots make these particularly ill-suited as play areas, yet children living in the area have but little choice.

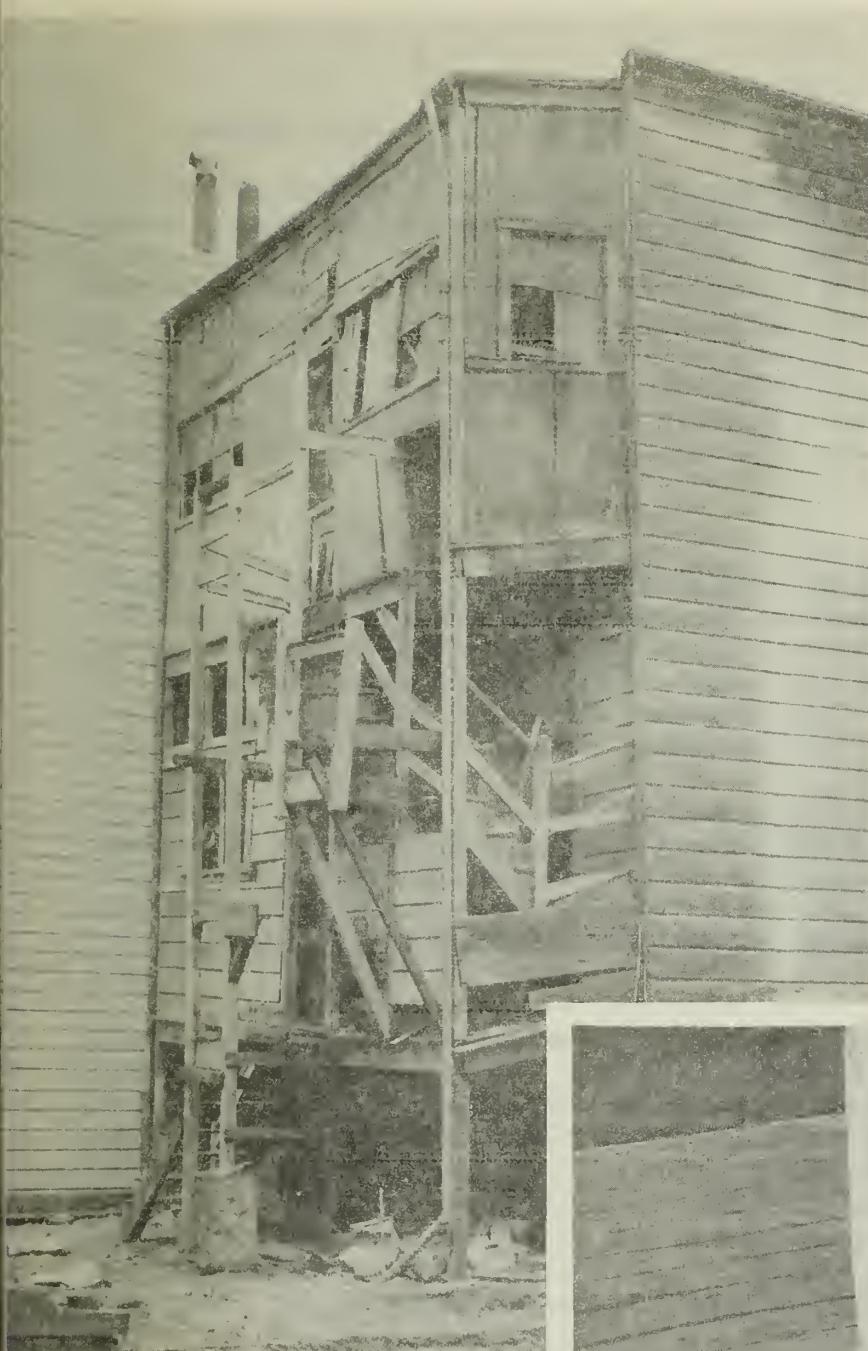
## 2. Poor social and health conditions

In common with blighted areas in general, the South of Market area is characterized by social instability and disorganization. The depressing and uncongenial environment is fertile ground for the development of juvenile delinquency and crime. The attempts of families to lead decent lives are seriously compromised by the existence of deleterious influences such as bars and cheap hotels and by the general crowding and lack of privacy which characterizes the residential areas.

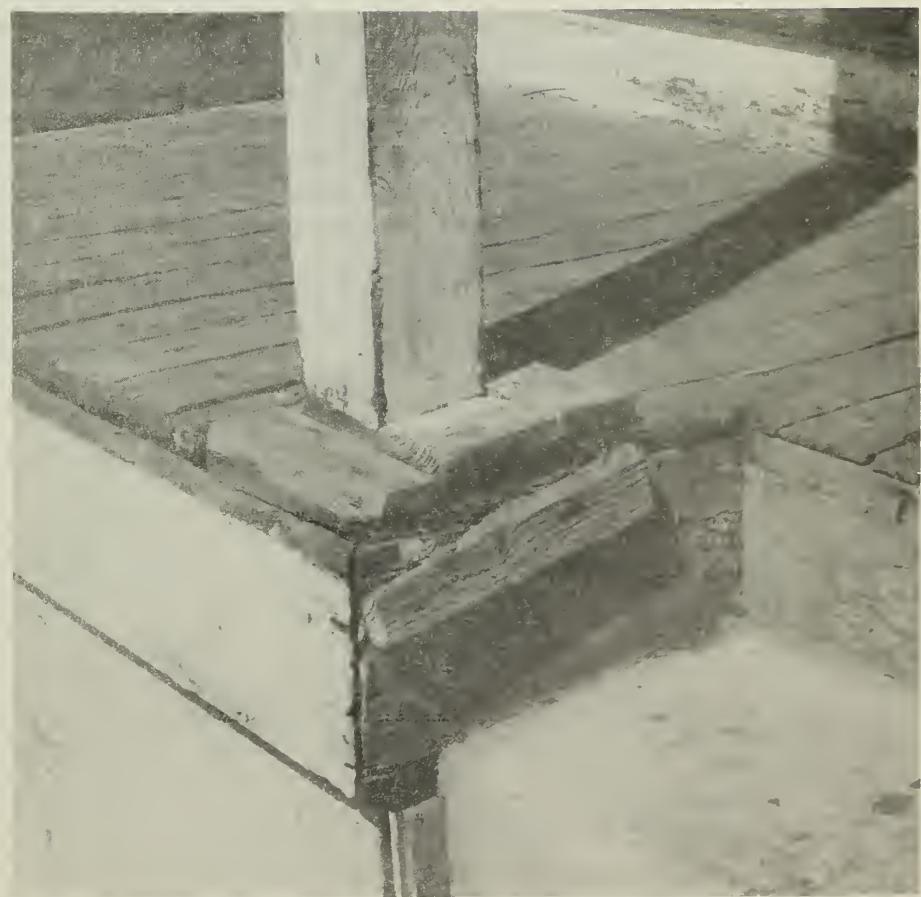
According to the Department of Public Health, the four census tracts (K-1, K-2, K-3, and K-4), parts of which are included in the blighted core of the South of Market area, have a disproportionate number of deaths from accidents, suicide, and homicide and a disproportionate number of tuberculosis cases. Although comprising but 3 percent of the City's total population in 1960, these tracts had 9.6 percent of the City's deaths from accidents; suicide, 6.8 percent; homicide 18.2 percent and 14.2 percent of the City's reported tuberculosis cases. Homicide percentages have more than doubled since the 1950 Census. These indications of poor social and health conditions are due in part to the characteristics of population resident in the area. Nevertheless, the physical environment is clearly unhealthy.

The one positive health factor in the environment, the pleasant climate, is overbalanced by fumes, grime and dust from the traffic and the industrial activities, while the crowded and unsanitary living conditions are conducive to the spread of epidemic diseases.





REAR, 80 CLARA STREET  
EAST OF 4TH STREET



60 VERONA PLACE  
OFF THIRD STREET



### 3. Economic disuse and stagnation

Development trends in the past and recommendations of San Francisco's Master Plan point to the logical development of the South of Market area for industrial and/or commercial purposes closely allied to the City's central business district. Such development today is severely hampered by the existence of residential slum areas, the difficulty and cost of assembling blighted properties to form suitably sized sites, and the inefficient and wasteful lot subdivision and interior street patterns. Only comprehensive redevelopment of the blighted concentrations can effectively remove these growth-impeding conditions and permit proper development to proceed.

The lack of vacant land in large parcels suitable for commercial and industrial development and the difficulty of acquiring and assembling residential slum properties together are causing interested developers to seek locations elsewhere, while existing plants desiring to expand their facilities are being forced from the area, and even from the city itself. The lack of space for industrial and commercial expansion is impairing the economic future both of the area and of the city.

In addition to the clusters of blighted residential structures, there are numbers of obsolete and ill-constructed industrial buildings which are no longer suitable for industrial operations but which continue to be used for marginal and impermanent activities. Thus, residential blight is joined by industrial blight in further lessening the economic productivity of the area.

Economic disuse of the area bears an important relation to the economic life of the city as a whole. The maintenance of a residential population in the area compels public responsibility in furnishing necessary community facilities. Educational facilities, police and fire protection are provided for the residents of the area, in spite of the fact that the area as a whole is largely non-residential in character. The cost to the city of providing these services is not met by the tax revenues from blighted residential properties in the area itself. Failure to ameliorate completely the conditions of blight in the core of the South of Market area will serve to prevent its full and proper economic development and to perpetuate the city's financial burden in the area.



SAN FRANCISCO PLANNING AND URBAN RENEWAL ASSOCIATION  
126 Post Street

May 9, 1961

Mr. M. Justin Herman  
Executive Director  
Redevelopment Agency  
525 Golden Gate Avenue  
San Francisco, California

Dear Mr. Herman:

In accordance with an inquiry from Mr. Norman Murdoch regarding the extent of citizen support for urban renewal activities South of Market Street, I herewith submit a resolution passed by a special committee of SPUR composed of men representing a broad cross section of the business community. This resolution was passed prior to a hearing by the Finance Committee of the Board of Supervisors, at which time the committee appropriated money to the Redevelopment Agency for the preparation of a survey and planning application. At the Finance Committee there was only one man who objected to redevelopment activities in that area. He was a property owner of residential income property in South of Market but he himself lived in St. Francis Wood. In addition to the group of businessmen who acted on the enclosed resolution, SPUR, currently representing a membership of over 560 citizens and residents throughout the community, supports redevelopment and urban renewal activities in South of Market. Furthermore, as an indication of local press support, I have enclosed news clippings of editorials and articles dealing with the need for urban renewal treatment in this area.

While the economic considerations are obvious, it is even more important to eliminate the mixed uses of rundown residential firetraps dispersed among reasonably sound industrial and commercial buildings. SPUR agrees with the three newspapers that the Redevelopment Agency can do a service to the community in alleviating the conglomeration of incompatible uses in this area and encourage normal and productive commercial expansion..

I have been authorized to assure you that our Association, in cooperation with other civic and business groups, strongly supports urban renewal activities in the area known as South of Market Street. If you wish further information, please so notify me.

Yours very truly

JOHN E. HIRLEN  
Executive Director

enc.



RESOLUTION OF SPECIAL COMMITTEE ORGANIZED BY  
SPUR SUPPORTING PROPOSAL FOR REDEVELOPMENT OF  
SOUTH OF MARKET AREA AND URGING APPROPRIATION  
OF SUFFICIENT FUNDS TO THE REDEVELOPMENT AGENCY  
TO PREPARE APPLICATION TO THE FEDERAL GOVERNMENT  
FOR SURVEY AND PLANNING FUNDS.

WHEREAS the Planning and Urban Renewal Association, acting in an advisory capacity to the Mayor and Board of Supervisors of planning and renewal affairs, formed a special committee to discuss problems and recommend solutions for the renewal of the area known as South of Market, and

WHEREAS said group concluded that studies and plans of the area should be made as soon as possible in order to facilitate decisions regarding the feasibility of renewal, and

WHEREAS the Redevelopment Agency has requested \$8,500 to prepare an application to the Federal Government for survey and planning funds

NOW THEREFORE BE IT RESOLVED:

That the members of this special advisory committee for South of Market urban renewal action did unanimously support the Redevelopment Agency's request for funds

AND BE IT FURTHER RESOLVED:

That this special committee urges the Board of Supervisors to authorize such funds and take other appropriate actions as required to facilitate the planning and appropriate studies for the renewal and revitalization of the South of Market area.

\* \* \* \* \*

THOSE IN ATTENDANCE:

Casper W. Weinberger, Chairman, SPUR  
H. E. Keough, Associated Investors  
Rai Y. Okamoto, Architect and Planner  
Frederick H. Allen, Haas & Haynie  
Dwight L. Merriman, E.S. Merriman & Sons  
George D. Hart, Associated Investors  
George T. Rockrise, No. Calif. Chapter AIA  
James W. Keilty, Planning Department  
Stuart P. Walsh, Industrial Planning Assoc.  
John Weese, Skidmore, Owings & Merrill  
John O. Merrill, Skidmore, Owings & Merrill  
Ramsey Oppenheim, Printing Magazine  
John Hirten, Executive Director, SPUR

Joseph Bodovitz, S.F. Examiner  
Donald Carty, News-Call Bulletin  
P. Horn, S.F. Chronicle  
Michel D. Weill, SPUR  
W. M. Roth, SPUR  
Frank P. Gomez, Realtor  
Lawrence Lackey, SPUR  
Randell Larson, SPUR  
Irwin Mussen, Urban Renewal  
Coordinator  
Robert Rumsey, Redevelopment Agency  
John Gantner, Arthur D. Little Co.  
James Q. Brett, Coldwell Banker



#### PROPOSED TREATMENT

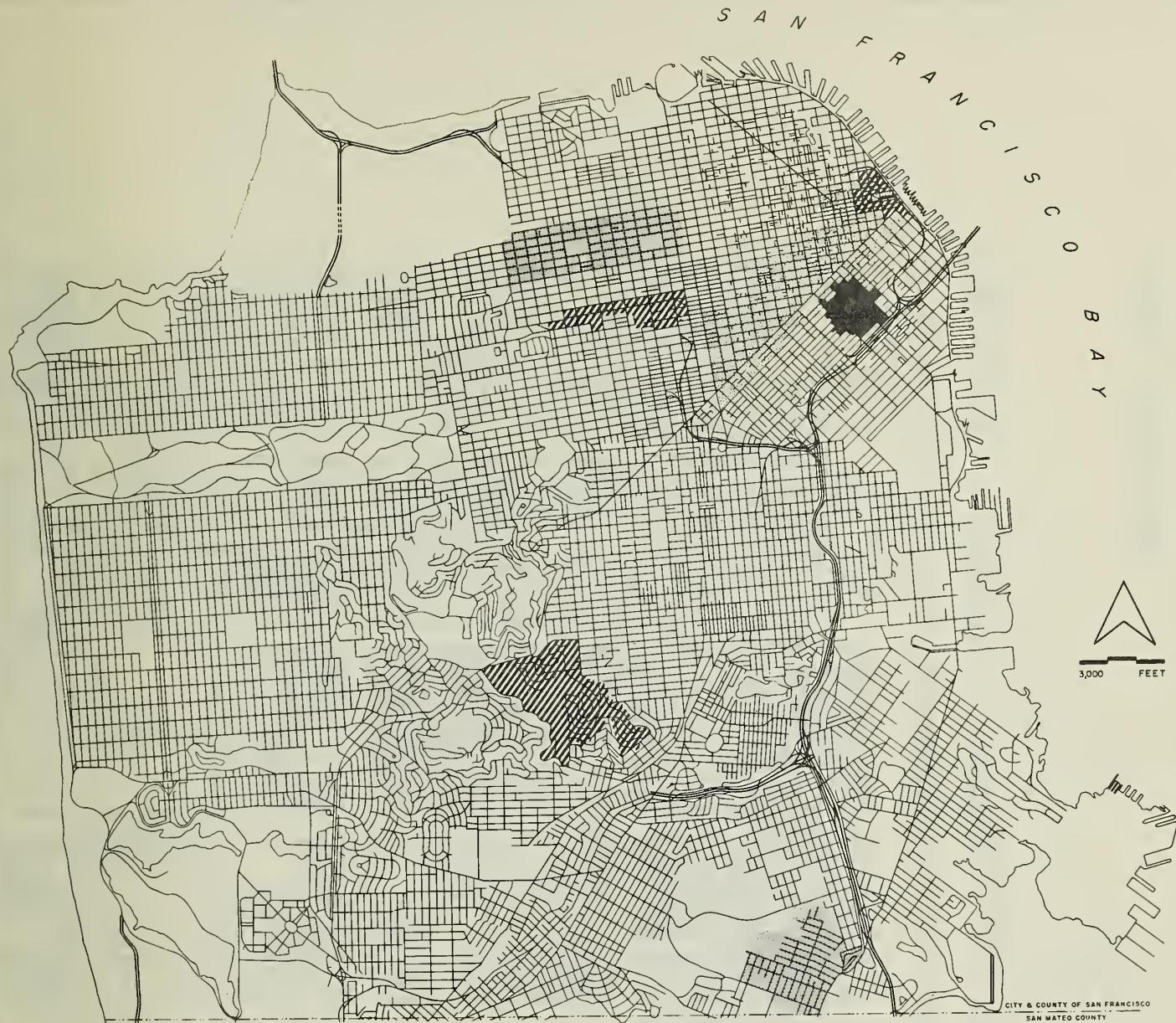
South of Market Redevelopment Project Area D-1 is a mixed use area which is proposed for solely commercial and industrial use. Spot clearance and extensive conservation techniques will revitalize the area based on the pattern set forth in the San Francisco Master Plan.

In order to create an environment appropriate to commercial and industrial activity and development, the proposed treatment of the area is directed at:

- 1) total removal of residential buildings
- 2) renovation to renewal and code standards of  
salvable commercial and industrial buildings  
under owner-participation agreements
- 3) removal of business structures blighted beyond  
conversion or conservation
- 4) creation of public areas which contribute to a  
wholesome working environment and provision for  
needed public facilities
- 5) realignment of streets to permit efficient  
circulation of traffic
- 6) replatting of parcels to allow better use of  
the land and to encourage new investment
- 7) all presently vacant or open land to be developed  
under owner-participation agreements

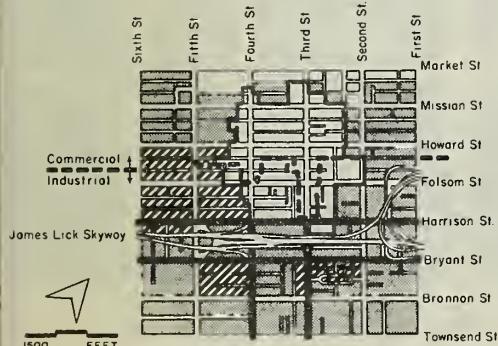


P A C I F I C O C E A N



South of market redevelopment project area d-1

### VICINITY MAP



### LOCALITY MAP

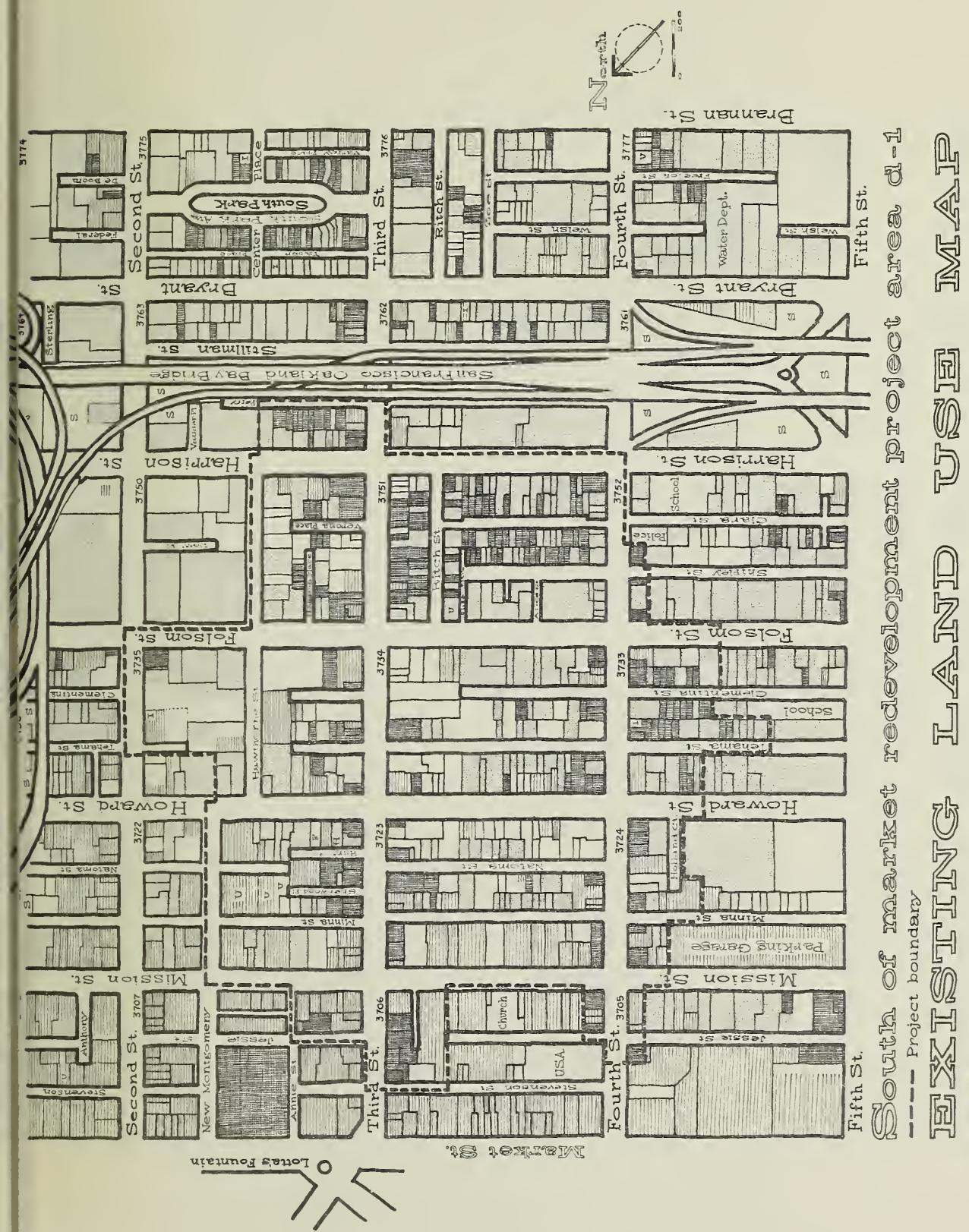
- SOUTH OF MARKET PROJECT AREA D-1\*
- EXISTING REDEVELOPMENT AREAS
- EXISTING CONSERVATION AREAS
- CENTRAL BUSINESS DISTRICT

\* SEE VICINITY MAP AT LEFT

- Project D-1 boundary
- Existing major thoroughfares
- Industrial district boundary
- Blighted areas
- Deteriorated or deteriorating areas

R 103 4

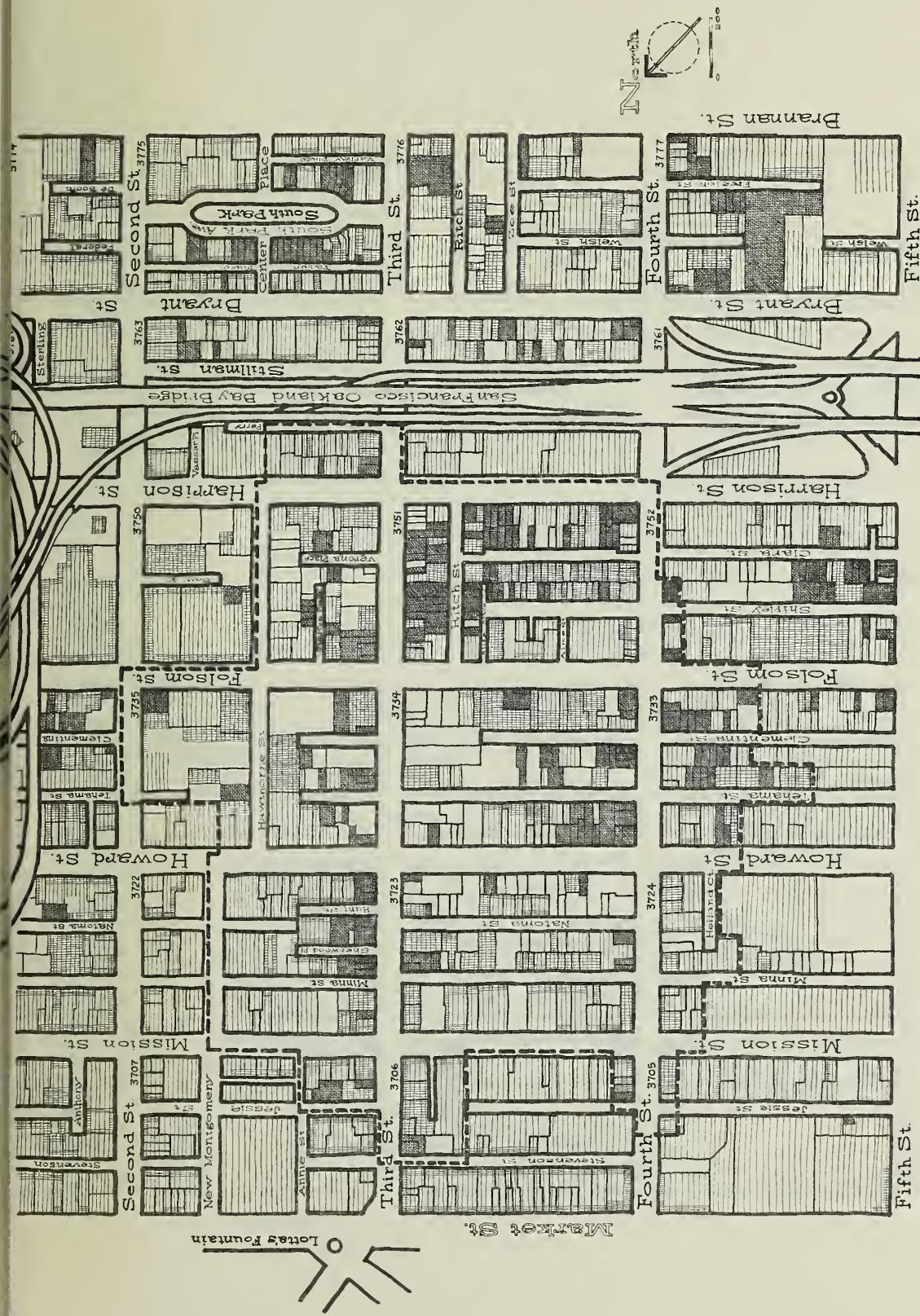




R 103 5a

San francisco department of city planning and san francisco redevelopment agency





## PROJECT AREA CONDITIONS

South of market redevelopment project area d-1

— Project boundary

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國語

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### Standard

卷之三

## Deteriorating

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Dilapidated

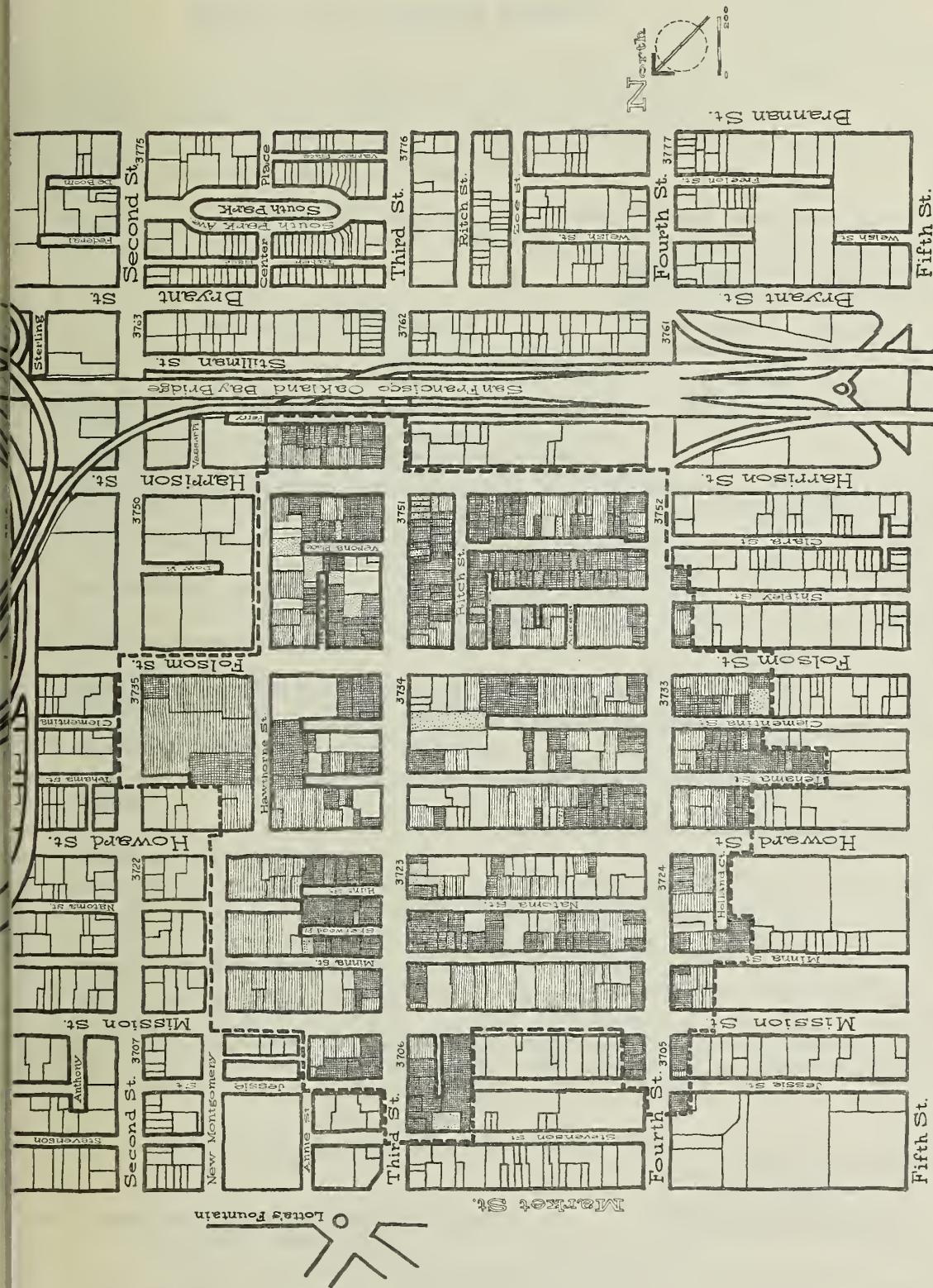
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- 38 -

Source: 1960 Housing Census  
& 1961 S.F.R.A. Land  
Use Survey

San francisco department of city planning and san francisco redevelopment agency





**South of Market redevelopment project area d-1**

# PROPOSED TREATMENT

- Land & improvements to be acquired
- 4 Clearance
- Project boundary

- To be acquired for street right-of-way &/or parcel grouping
- To be improved in accordance with the final plan.

- Land (vacant or parking)<sup>1</sup> to be acquired
- 4 Conservation

- Land (vacant or parking)<sup>2</sup> for owner participation

San Francisco department of city Planning and San Francisco redevelopment agency



<p>HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION  SURVEY AND PLANNING BUDGET</p>	PROJECT LOCALITY	
	San Francisco, California	
	PROJECT NAME South of Market Project Area D-1	
INSTRUCTIONS: Initial Budget: Prepare original and 6 copies for HHFA. Submit original and 3 copies in Binder No. 1, copies in Binders No. 2, 3, and 4. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 3 copies to HHFA.	PROJECT NUMBER (if known)	BUDGET NUMBER
		1

DATES OF HHFA BUDGET APPROVALS (Complete for revision only)

Budget No. 1, \_\_\_\_\_, 19 \_\_\_\_\_

Latest Approved Budget (No. \_\_\_\_\_), \_\_\_\_\_, 19 \_\_\_\_\_

LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HHFA	
		USE ONLY FOR REVISED BUDGETS		BUDGET REQUESTED FOR 15 MONTHS		
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)			
1	ADMINISTRATION:					
	a. ADMINISTRATIVE OVERHEAD AND SERVICES (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416)	\$	\$	\$ 78,881	\$	
	b. TRAVEL (R 1410.05)			2,645		
2	OFFICE FURNITURE AND EQUIPMENT (R 1475)			800		
3	LEGAL SERVICES (R 1410.024, R 1415.01)			7,692		
4	SURVEY AND PLANNING (R 1410.021, R 1430)			148,657		
5	LAND SURVEYS AND APPRAISALS (R 1410.022, R 1410.028, R 1440.02, R 1440.04, R 1440.05, R 1445.01)			213,452		
6	RELOCATION PLANNING (R 1410.023, R 1443.01)			10,807		
7	SUBTOTAL			462,934		
8	RESERVE AND CONTINGENCIES			228,793		
9	TOTAL (Line 7 plus 8)	\$	\$	\$ 691,727	\$	
10	PROJECT INSPECTION FEE (R 1418)			2,070		
11	TOTAL SURVEY AND PLANNING BUDGET (Line 9 plus 10)	\$	\$	\$ 693,797	\$	

Approval of the Survey and Planning Budget in the amounts and for the time period shown in Column (c) is hereby requested.

Date

San Francisco Redevelopment Agency

Local Public Agency

Signature of Authorized Officer

M. Justin Herman  
Executive Director

Title

The Survey and Planning Budget is hereby approved in the amounts and for the time period shown in Column (d). The authorized activities shall be completed by \_\_\_\_\_, 19 \_\_\_\_\_.

Date

Regional Director of Urban Renewal, Region \_\_\_\_\_



ESTIMATE OF FEDERAL GRANT REQUIREMENT

A. Computation of Net Project Cost

1. Survey and Planning Costs	\$ 693,797
2. Administration and Legal Costs (6% of Total Project Costs less Planning Costs)	1,408,203
3. Cost of Properties to be Acquired Clearance Area (25.56 acres at \$15 + /sq. ft. - based on field surveys by Real Estate Department)	\$16,875,000
Conservation Area (1/3 or 10.46 acres - improved at \$20/sq. ft. and bare land @ \$6/sq. ft.)	<u>6,000,000</u> 22,875,000
4. Project Improvements and Public Facilities Street Resurfacing (650,000 sq. ft. at \$.10/sq. ft. plus engineering, Construction (26,000 sq. ft. at \$1.50/sq. ft. plus engineering) and Reconstruction (350,000 sq. ft. at \$1.25/sq. ft. plus engineering costs)	\$ 522,000
Utilities (Sewers, Water Lines, Street Lights, Traffic Signals, Police and Fire Call Systems)	743,000
Public Parking Garage (1000 cars - Cost of construction based on 5th and Mission Garage \$2,700,000 + \$800,000 land cost)	<u>3,500,000</u> 4,765,000
5. Site Clearance (Based on average cost in Embarcadero-Lower Market Project No. Calif. R-7)	1,390,000
6. Conservation (Best estimate with no experience)	300,000
7. Land Acquisition and Disposition Expenses (4% of Total Project Costs)	1,402,000
8. Relocation and Property Management Expense (2% of Total Project Costs)	700,000
9. Interest (Based on previous projects, total costs, and estimated timing of disposition)	1,000,000
10. Contingencies (Less than 5%)	500,000
Gross Project Cost	\$35,034,000



11. Proceeds from Sale of Land		
Clearance Area (\$6/sq. ft.)	\$ 6,682,000	
Conservation Area (60% of cost of improved property and \$6/sq. ft. for unimproved)	<u>4,134,000</u>	<u>\$10,816,000</u>
Net Project Cost		
		<u>\$24,218,000</u>

B. Computation of Project Capital Grant Requirement

Net Project Cost	\$24,218,000
Less: Local Grants-in-Aid provided	
1/3 share required of City	\$ 8,073,000
Less: Portions of pooling credits from previous projects to be used for this project	<u>3,008,000</u>
Project Capital Grant Required	<u>5,065,000*</u>
	<u>\$19,153,000</u>

C. Computation of Relocation Grant Requirement

Relocation Payments		
285 families @ \$100.00	\$ 28,500	
1935 individuals @ \$50.00	96,750	
268 businesses @ \$1,500.00	<u>402,000</u>	
Relocation Grant Required		\$ 527,250

Estimates are based on experience in previous projects with allowance for increased payments permitted by 1959 and later legislation.

D. Computation of Federal Grant Requirement

Project Capital Grant Required	\$19,153,000
Relocation Grant Required	<u>527,250</u>
Total Federal Grant Required	<u>\$19,680,250</u>

\*See Item A4. for detail of Project Improvements and Supporting Facilities totaling \$4,765,000 to be provided as Non-Cash Grants-in-Aid. In addition \$300,000 for Real Estate Tax Credits will be claimed as a Cash Grant-in-Aid.



BUDGET EXPENDITURES FOR FUTURE PROJECTS  
(000's)

	<u>TOTAL</u>	<u>SOUTH OF MARKET</u>	<u>WESTERN ADDITION EXTENSION</u>	<u>TOTAL APPROVED PROJECTS<sup>1/</sup></u>
<u>Agency (Federal Loan Expenditures)</u>	\$	\$	\$	\$
Survey and Planning				965
Legal and Administrative				2,229
Real Estate Purchases &				
Acquisition Expenses				37,960
Site Clearance & Improvements				7,103
Relocation and Property				
Management & Rehabilitation				606
Disposition				677
Interest (Net)				2,539
Contingencies	<u>TOTAL</u>	<u>\$112,139</u>	<u>\$30,269</u>	<u>\$29,395</u>
City (Grant-in-Aid) Expenditures				
Garages		14,830	3,500	11,330
Other		10,421	1,265	8,464
Gross Project Cost		<u>\$137,390</u>	<u>\$35,034</u>	<u>\$30,087</u>
Less: Proceeds from				
Project Land		<u>60,742</u>	<u>10,816</u>	<u>15,850</u>
Net Project Cost		<u>\$76,647</u>	<u>\$24,218</u>	<u>\$14,237</u>
Less: City Share Available				
(Includes City Expenditures				
and Cash Credits)				
Federal Project Grant		\$ 26,580	\$ 5,065	\$ 792
City Minimum Share		50,067	19,153	13,445
City's Pooling Credits		25,549	8,073	4,746
Relocation Grant		<u>1.031</u>	<u>(3,008)</u>	<u>(3,954)</u>
Total Grant		<u>52,159</u>	<u>19,680</u>	<u>14,254</u>

<sup>1/</sup>Detail on next page



BUDGETTED EXPENDITURES FOR APPROVED PROJECTS  
(000's)

	<u>TOTAL APPROVED PROJECTS</u>	<u>DIAMOND HEIGHTS UR CALIF. 2-1</u>	<u>WESTERN ADDITION UR CALIF. 2-2</u>	<u>EMBARCADERO- LOWER MARKET CALIF. R-7</u>
Agency (Federal Loan Expenditures)	\$ 965	\$ 577	\$ 283	\$ 105
Survey and Planning	2,229	533	694	1,002
Legal and Administrative				
Real Estate Purchases &				
Acquisition Expenses	37,960	2,135	15,536	20,289
Site Clearance & Improvements	7,103	4,520	969	1,614
Relocation and Property				
Management Rehabilitation	606	5	384	217
Disposition	677	179	122	376
Interest (Net)	2,539	536	1,145	858
Contingencies	396	102	87	206
<u>TOTAL</u>	<u>\$52,475</u>	<u>\$ 8,588</u>	<u>\$19,220</u>	<u>\$24,667</u>
City (Grant-in-Aid) Expenditures				
Garages	11,330	2,817	6,175	5,155
Other	8,464	2,464	3,352	2,295
<u>Gross Project Cost</u>	<u>\$72,269</u>	<u>\$11,405</u>	<u>\$28,747</u>	<u>\$32,117</u>
Less: Proceeds from Project Land	<u>34,077</u>	<u>7,326</u>	<u>10,206</u>	<u>16,545</u>
<u>Net Project Cost</u>	<u>\$38,192</u>	<u>\$ 4,079</u>	<u>\$18,541</u>	<u>\$15,572</u>
Less: City Share Available (Includes City Expenditures and Cash Credits)				
Federal Project Grant	\$20,723	\$ 3,002	\$ 9,927	\$ 7,794
City Minimum Share	17,469	1,077	8,614	7,778
City's Pooling Credits	12,730	1,360	6,180	5,190
Relocation Grant	7,993	1,642	3,747	2,604
Total Grant	\$ 756	\$ 4	\$ 297	\$ 455
	18,225	1,081	8,911	8,233



STATEMENT CONCERNING AVAILABILITY OF  
HOUSING FOR MINORITY FAMILIES

No one -- in San Francisco or elsewhere -- has found single, neat answers to the vexing problems of relocation of families and individuals displaced by redevelopment programs. Although in San Francisco the first great barrier to better housing of families displaced from redevelopment areas is low income, there is no question that a general opening of housing opportunities for minority families, both within the City and within the metropolitan area, will greatly ease the problem of finding satisfactory homes for displaced families.

As presently formulated it is estimated that the redevelopment of the proposed project area will displace 284 families and 1,935 single individuals. While there can be no minimizing of this task the Redevelopment Agency is confident that components of a more than satisfactory program can be formulated. Among the resources available are the following:

1. Chain reaction of vacancies following the availability of some 7,200 new units in the three redevelopment projects now in the execution phase will add to the supply of units available to relocatees.
2. The Redevelopment Agency has already endorsed pending legislation at Federal and State levels which will create a greater supply of housing for persons of moderate income.
3. The Redevelopment Agency will utilize the new tools made available by the 1961 State Legislature and the Housing Act of 1961 to create the inventory suitable to families and single persons of moderate income.
4. The San Francisco Housing Authority has 1,087 new units under construction to be available before the end of 1961. Five hundred thirty-eight additional units are presently being planned. Maximum income limits for public housing are less restrictive for displaced families.

Of particular concern will be the single male population residing in this area. It will be important during the planning stage to enlist the aid of certain community agencies and interests in working out an effective solution for this single population as well as the families who reside in the area.

Reference is made in this section to URA Manual Section 10-4 (11) which requests information on three specific topics as set forth below:



A. Extent to which new housing in the project area is expected to be available to racial minority families.

The reuse planned for this area is commercial and industrial; therefore, no new housing will be available as a result of this project.

B. Plans for the provision of standard housing in new or existing dwellings elsewhere in the community, not previously available to the minority group, to compensate for the anticipated net reduction.

In addition to the new housing which is to be built in the Western Addition Project Area approximately 3,000 units will be constructed in the Diamond Heights project and will be available on a non-discriminatory basis. Since Diamond Heights is a predominantly open land project it will represent an additional available supply of housing for San Francisco. Please refer to introductory statement of this section for other specific housing resources to be made available.

C. Steps to be taken to afford adequate opportunity for consultation to representative leadership of the minority group.

1. The Mayor of San Francisco has designated the San Francisco Planning and Urban Renewal Association as the officially recognized citizens group dealing with urban renewal. This organization has formed a Housing Committee which is composed of responsible community leaders including minority group representatives who will, after thorough investigation of specific problems, formulate policy recommendations for the City's consideration. The Housing Committee has set up two main objectives, namely:

- (a) Stimulation of housing inventory for San Francisco to determine the availability of housing by price range.
- (b) Study of relocation problems in connection with the City's urban renewal program.

To afford an opportunity for expression of minority group thinking the San Francisco Planning and Urban Renewal Association has made special efforts to include representative leadership of minority groups in all established committees.

2. The already established liaison between this Agency and the inter-group relations organizations of this community will continue through:

- (a) Agency staff addressing meetings sponsored by these groups.



- (b) Informal contacts with representatives of these groups concerning relocation plans and problems.
- (c) The machinery has been set up through the San Francisco Council of Churches for regular contacts with the church leaders in the community who serve the churches in our project areas. Many of these leaders are minority group ministers.
- (d) The Relocation Chief of the Redevelopment Agency has been appointed to the Social Planning Committee of the San Francisco United Community Fund and is working directly with the Social Planning body for public and private agencies in effecting channels through which the problems of minority groups, as well as other disadvantaged families to be displaced, may be better understood and the total relocation process strengthened.



## DESCRIPTION OF LOCAL HOUSING SUPPLY

Reference is made in this section to URA Manual Section 16-1, (2).

### A. Overall number of standard and substandard housing units.

The total number of housing units in San Francisco according to the 1960 Census is 310,559. Of this number 267,588 are standard and 42,971 are substandard housing units.

The 1960 Census of housing classifies housing units as sound, deteriorating and dilapidated. The sound and deteriorating housing is divided into units (2) with all plumbing facilities; (b) lacking only hot water; (c) lacking private toilet or bath or running water. For purposes of this report included as standard units are:

- a. Sound units with all plumbing facilities
- b. Deteriorated units with all plumbing facilities

The justification for including the deteriorating units is found in the 1960 Census Bureau definition of deteriorated housing which reads as follows:

"Deteriorating housing needs more repair than would be provided in the course of regular maintenance. It has one or more defects of an intermediate nature that must be corrected if the unit is to continue to provide safe and adequate shelter."

Since the one or two intermediate defects of buildings which are starting to deteriorate can easily be repaired, it can be assumed that either with the cooperation of owners of such buildings or through pressure brought about by the code enforcement departments, they can easily be upgraded for use as standard accommodations.

Approximately half of the 7,200 new units planned for construction in redevelopment projects should be completed within the next two years. Allowing for an additional net increase of 750 units per year the total number of standard units in San Francisco should be approximately 272,588 by June of 1963.



B. Number of private and public rental housing units.

Private Rental Units

The 1960 Census of Housing lists 189,793 occupied rental housing units and 13,516 standard or deteriorated units vacant and available for rent. It should be mentioned that the much larger number of vacant units reported in the 1960 Census of Housing as compared with the number given in previous reports is due to the change in the system of counting vacant units. Former census reports have included only dwelling units, whereas the 1960 Census report includes housing units, an all embracing category which lists not only apartments but also single rooms, rooming house accommodations and dormitory accommodations.

Public Rental Units

The San Francisco Housing Authority has under operation presently 4,348 permanent low-rent apartments. The Authority expects to complete another 1,087 by Spring of 1962 for a total of 5,435 units. Sites are now being selected for the remaining 538 units allocated to this City but not yet constructed. These additional units are expected to be completed by 1965, bringing the total number of public housing units to 5,973.

C. Annual turnover rates in private and public housing units.

The turnover in real estate in San Francisco is reflected by the number of deeds recorded over the past ten year period.

NUMBER OF DEEDS RECORDED IN SAN FRANCISCO

Source: California Pacific Title Insurance Co.

<u>Year</u>	<u>Totals</u>	<u>Year</u>	<u>Totals</u>
1951	19,312	1956	18,017
1952	18,160	1957	16,998
1953	18,532	1958	17,325
1954	17,191	1959	17,590
1955	18,844	1960	16,302

While the change in ownerships as shown in the above table gives some indication of the turnover in private housing units, it is reasonable to conclude that the actual rate of turnover in rental units is much greater than the number of deeds recorded.



D. Vacancy ratio

According to the 1960 Census of Housing, San Francisco has a vacancy ratio of 6.6%. Here again it is important to consider that this ratio is based on the Housing unit classification used in counting as vacancies not only apartments but also single rooms, rooming house units and dormitory accommodations.

The analysis of the vacancy ratios by sections of the City shows only a 2.8% vacancy factor in family areas where single family dwellings and apartment buildings are predominant in comparison with a 12.1% vacancy factor in non-family areas having a large number of vacant single rooms many of which will not qualify for relocation purposes. During the planning stage detailed census data will be available and will be analyzed thoroughly to ascertain the actual number of standard units which can be made available to residents who will be displaced.

E. Number of private and public residential units constructed during the previous two years.

During 1959 and 1960 permits were issued for construction of 5,870 private housing units and 1,079 public housing units. Following is a breakdown showing the number of permits issued and the number of dwelling units authorized during these years, by size.

	No. of Permits Issued For New Residential Buildings	No. Dwelling Units	No. of Permits Issued For New Residential Buildings	No. Dwelling Units
1959				
1 Family Buildings	733	733	637	637
2 Family Buildings	50	100	61	122
3 & 4 Family Buildings	85	328	81	309
5 or More Family Bldgs.	151	1,503	142	2,133
Publicly Owned Dwelling Units	<u>2</u>	<u>405</u>	<u>2</u>	<u>674</u>
Total -	1,021	3,069	923	3,875

Source: San Francisco Department of Public Works, Central Permit Bureau. Non-housekeeping residential units such as motels are not included in the above table.



The exact number of units completed for which building permits were issued is unknown but it is generally believed that the majority of the buildings were completed or are in process.

A total of 284 families and 1935 individuals will be displaced by the South of Market Project. The description of the local housing supply indicates sufficient vacancies to house these persons depending upon their relationship to the needs by family size and rent paying ability, their availability to non-white residents and competition by persons displaced as a result of other programs.

All factors relating to need and availability of housing will be analyzed during the planning stage. The Agency will also continue its efforts to establish programs needed in San Francisco to do a creditable job of relocation of residents.

1880 and 1881 and the following year the Spanish fleet had  
been sent to the coast of South America to suppress the  
revolutionary movement in that country.

After the completion of the war between Spain and the United States  
the Spanish fleet was sent to the coast of South America to  
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